

Delegated Report

Planning Application

Planning Application No: 20250811

Location: Cherry Dene, Norwood Lane, Meopham, Gravesend DA13 0YE

Description: Application for variation of condition 2 attached to planning permission reference number 20240580 for erection of two detached houses with associated car parking, cart lodge car port and new entrance drive; to allow the substitution of approved plans 0725.WD.10 11 and 01C with 10C, 11C and 01J

Applicant: Mr Russ Coleman, R And D Elite Ltd

Site Visit Date: Various

Submitted Documents/Plans

Application form

Drawing no. 0724.WD.01 rev J (proposed floor plans – dwelling A)

Drawing no. 0724.WD.10 rev C (north and east elevations)

Drawing no. 0724.WD.11 rev C (south and west elevations)

Relevant Planning History

20240580 Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.

Approved 26.03.2025

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS16 – Affordable Housing
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highways Network

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Design for Gravesham: Design Code (2024); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by site notice and individual letters to six neighbouring properties.

Eight letters of objections have been received. The main concerns raised are:

- The building is already large, will increase the bulk further and is unnecessary, cumulative harm
- The dwelling has already moved further up the garden and this change makes it more prominent
- Intrusive and impacting on people's wellbeing
- Loss of privacy, overlooking rear gardens etc from new windows
- Loss of sunlight
- The plans are the same as those refused before (*this is not the case as that application was refused due to being the wrong procedure only rather than being an unacceptable alteration*)
- If this had been shown on the original plans it would have been refused
- Living next to a building site has been unbearable
- The roof is already very high
- Neighbouring gardens taper to the rear
- The heat pump will cause noise pollution next to Olivet
- Pure greed

Officer's Analysis

Proposal

This application seeks a variation of condition 2 attached to planning permission reference number 20240580 for erection of two detached houses with associated car parking, cart lodge car port and new entrance drive; to allow the substitution of approved plans 0725.WD.10 11 and 01C with 10C, 11C and 01C.

Condition 2 of 20240580 states:

The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form

Drawing no. 0724.WD.05F (proposed site plan)

Drawing no. 0724.WD.04 (existing site plan)

Drawing no. 0724.WD.12 (OS plan)

Drawing no. 0724.WD.09A (dwelling B - elevations front north and side east)

Drawing no. 0724.WD.08 (dwelling B - elevations rear south and side east)

Drawing no. 0724.WD.10 (dwelling A - elevations north front and east side)

Drawing no. 0724.WD.11 (dwelling A - elevations south rear and west side)

Drawing no. 0724.WD.01C (proposed floor plans - dwelling A)

Drawing no. 0724.WD.02A (proposed floor plans - dwelling B)

Amended Arboricultural Impact Assessment and Method Statement by Cantia Arboricultural Services

Amended Soft Landscaping Proposals by Cantia Arboricultural Services

Habitat Photos (0724.WD.13)

Soft Landscaping Proposals by Cantia Arboricultural Services

BNG Metric (updated 27 November 2024)

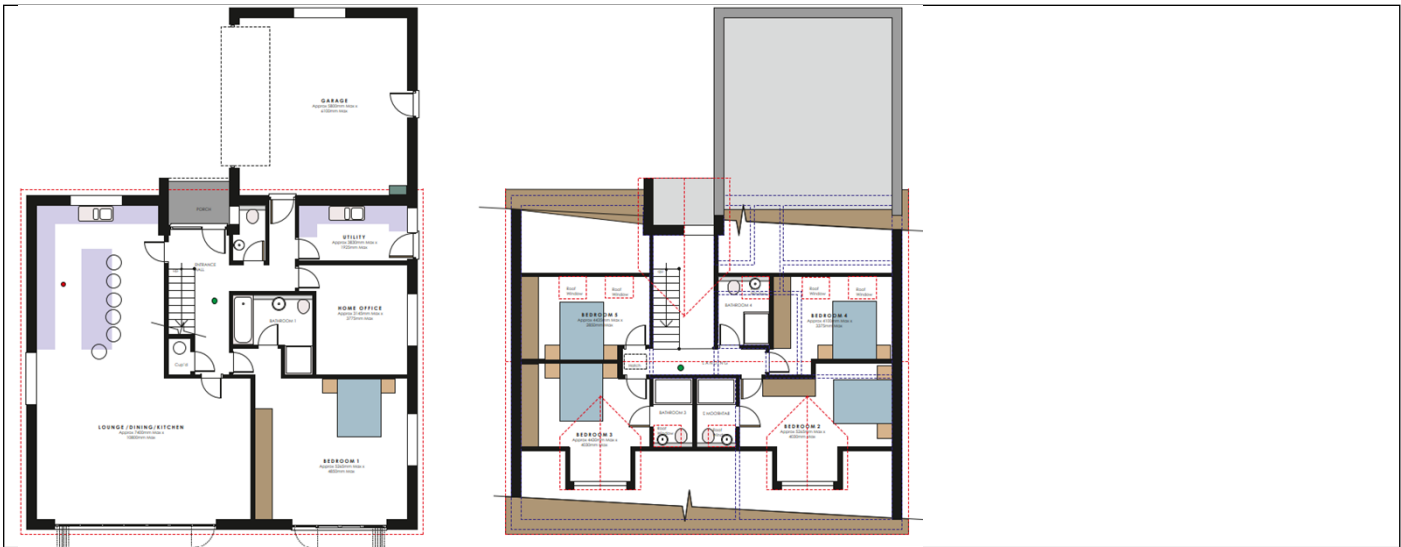
Biodiversity Gain Report (updated 27 November 2024)

Pre-development baseline map

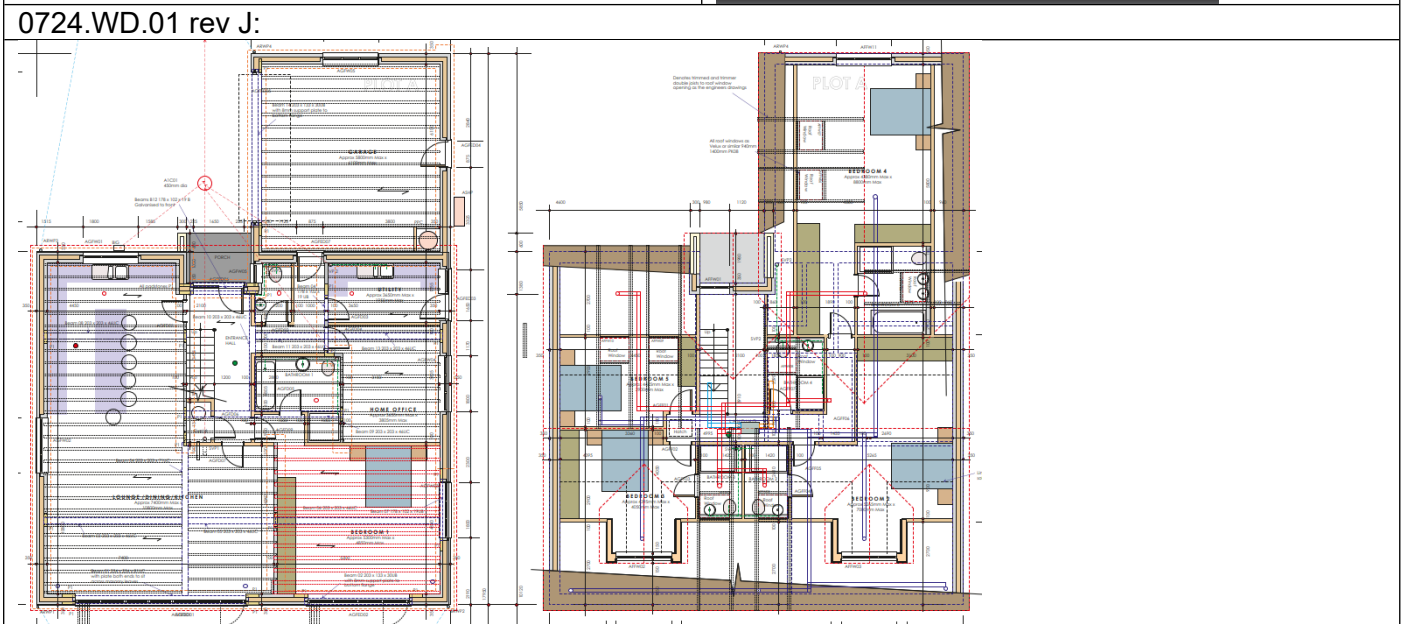
Reason: For the avoidance of doubt and in the interests of proper planning.

The approved plans for dwelling A are shown below:

0725.WD.10:	 
0725.WD.11:	 
0725.WD. 01C:	



The proposed plans for dwelling A are shown below:



Principle of Development

The principle of development has already been established as acceptable within the original application (20240580) and it is not intended to repeat this section as no changes are made to the principle. This application only applies to the changes being proposed to dwelling A which is for an additional floor above the garage to provide for a larger fourth and fifth bedroom.

Design, Character and Appearance

As can be seen from the drawings above, the proposed alterations relate to the construction of a first floor over the originally proposed ground floor garage. The roof will be pitched at a lower height than the main roof (approx. 6m). The additional storey will be finished in render and roof tiles to match the approved dwelling. There will be rooflights either side.

In terms of design, the proposed extension will add additional bulk to the dwelling however, on balance, the footprint remains the same and care has been taken to ensure the roof is lower than the main roof.

Policy CS12 relates to landscape character and, as was the case with the original application, the proposed development is not considered to impact the wider Meopham Downs landscape character and therefore there is no conflict with this policy.

Policy CS19 allows for new development that is visually attractive, fit for purpose and locally distinctive. It shall conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area. The proposed additional floor will increase the size of the building but not to the extent that it would appear out of character with the surrounding area which is mixed in terms of both size and design of property. The proposal therefore accords with Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

Amenity

Future Occupiers

The proposed alterations will ensure sufficient amenity for the future occupiers of the property in terms of outlook, privacy, sunlight and daylight.

Neighbouring Amenity

The application site is located to the rear of the plot formally known as 'Cherry Dene'. The pattern of development is tapering rear gardens. The rear-most part of a garden is widely accepted to be the least utilised and therefore impacts to the rear-most part of a rear garden are given less weight than the most useable part of the garden which is the first 5 metres. Whilst it is accepted that an additional floor above the flat roof garage will add bulk to the property, this is approx. 30m away from the nearest property.

Olivet is the closest dwelling and is located to the northeast of the application site. As stated above the additional floor to 'dwelling A' will be approx. 30m away from this dwelling and will impact the rear-most part of the plot where the garden tapers. The extension, due to its distance from the rear of the dwelling and most usable part of the garden, will have no significant detrimental impact on the outlook of this dwelling or the most usable part of its garden. Dwelling A is north facing and set away from the boundary of this property by approx. 4.8m. Any loss of sunlight or daylight to the rear garden would therefore be minimal and, as discussed above, will only impact the rear most section of the garden. There is a rooflight proposed to serve bathroom 5. In order to protect the neighbours to the east from perceived overlooking a condition is recommended that this window be high level or fitted with obscure glass.

The remaining dwellings to the east are further away from the application site and therefore will suffer no loss of amenity from the proposal.

The nearest property to the west is Ticino which is over 25m away from Dwelling A. This is a sufficient distance to ensure there will be no detrimental impact to this dwelling in terms of loss of outlook from the additional storey. Due to the path of the sun there will be no loss of sunlight or daylight to this neighbour from the proposed extension. Two rooflights are proposed in the western flank of the roof to serve the bedroom. These are on the cusp of being an acceptable distance away in terms of the adopted standards however, they are likely to result in perceived overlooking and therefore a condition is recommended that these are high level or fitted with obscure glass.

Dwelling B is located to the north of the application site. The proposed first floor extension will include a window that faces this property. There is approx. 29m between this window and the rear of dwelling B. The adopted standards require 21m between habitable window and the private garden area of any dwelling. The private garden area is defined as the first 5m of the garden adjacent to the rear of the dwelling. Due to these distances being met no concerns are raised with regards to overlooking, loss of sunlight or daylight or loss of outlook from the proposed development.

Ferdacre shares a boundary with Cherry Dene but is over 54m from the proposed development and therefore will suffer no detrimental impact to amenity. Cherry Dene is also over 50m away from the proposed development and will suffer no detrimental impact to amenity.

One of the objections relates to the installation of an air source heat pump. It is noted that this is shown on the plans however it does not require planning permission. As it is for a domestic residence it is unlikely to cause noise disturbance and, if it did, would be dealt with under different legislation and not planning legislation.

The proposed extension to dwelling A will have no significant detrimental impact on the amenities of neighbouring properties and therefore accords with Policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

Ecology and Biodiversity

Biodiversity Net Gain does not apply for section 73 applications as this has already been dealt with under the original planning application. Conditions related to ecology, lighting etc. still stand and the proposed development does not impact on these.

The proposed development therefore accords with Policy CS12 of the Gravesham Core Strategy 2014 in this regard.

Parking and Highways

The proposed alteration does not result in any changes to the access to the development, the amount of parking provided or the number of bedrooms and therefore no objection is raised on highways grounds. The proposed development therefore accords with Policies CS11 of the Gravesham Local Plan Core Strategy 2014 and T5 of the Gravesham Local Plan First Review 1994.

Conclusion

The proposed extension will result in additional bulk to the building however, on balance, this is not considered significant and will have no detrimental impact on the character and appearance of the area and landscape, no detrimental impact on the amenities of neighbouring properties, parking or highway safety and therefore accords with the abovementioned policies.

Recommendation:

Permit.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	6 October 2025	Dated:	6th October 2025