



Delegated Report

Householder Planning Application

Planning Application No: 20241051

Location: 9 Cricketers Drive Meopham Gravesend Kent

Description: Demolition of the existing garage and conservatory, erection of a new front porch and erection of a new/replacement single storey rear extension. Hip to gable roof conversion incorporating the erection of a two storey side extension, the construction of a dormer in the rear roof slope and installation of roof lights in the front roof slope, with conversion of the loft space to form a bedroom and en-suite. Extension of hardstanding area within the front garden.

Applicant: Mr And Mrs Trevor Suter

Site Visit Date: N/A

Submitted Documents/Plans

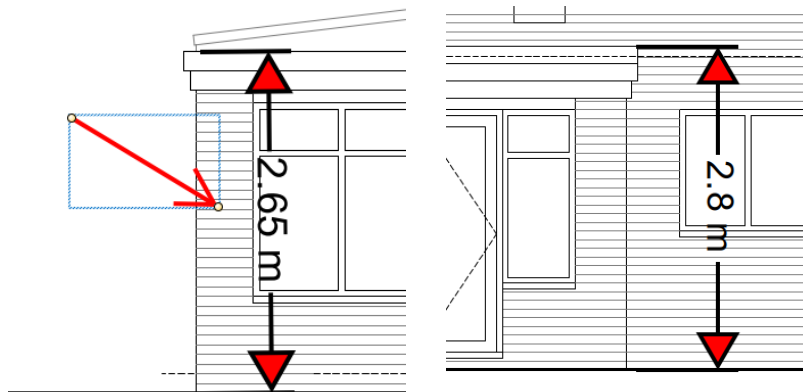
Application Form;

Drawing No. A101/PA – Site Location Plan and Block Plans – Existing and Proposed; and

Drawing No. A102/PA – Elevations and Floor Plans and Roof Plans – Existing and Proposed.

Plan Note and Procedural Matters

During the course of the assessment of the application, it was noted there was a measurement discrepancy with the height of the proposed single storey rear extension:



However, as the Local Planning Authority are not looking to support the application, amended plans were not requested in this instance.

Relevant Planning History

No relevant history.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 12 – Achieving Well-Designed Places

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Consultees

Health and Safety Executive

Thank you for your email seeking HSE's observations on application 20241051.

HSE is a statutory consultee for certain developments within the consultation distance of major hazard sites and major accident hazard pipelines, and has provided planning authorities with access to the HSE Planning Advice Web App - <https://pa.hsl.gov.uk/> - for them to use to consult HSE and obtain HSE's advice. However, this application does not fall within any HSE consultation zones. There is therefore no need to consult the HSE Land Use Planning (LUP) team on this planning application and the HSE LUP team has no comment to make.

I would be grateful if you would ensure that the HSE Planning Advice Web App is used to consult HSE on any future developments including any which meet the following criteria, and which lie within the consultation distance (CD) of a major hazard site or major hazard pipeline.

- * residential accommodation;
- * more than 250m² of retail floor space;
- * more than 500m² of office floor space;
- * more than 750m² of floor space to be used for an industrial process;
- * transport links;
- * or which is otherwise likely to result in a material increase in the number of persons working within or visiting the notified area.

There are additional areas where HSE is a statutory consultee. For full details, please refer to annex 2 of HSE's Land Use Planning Methodology: www.hse.gov.uk/landuseplanning/methodology.htm

Meopham Parish Council

Following discussion by our Planning Applications Working Group; the Council wishes to provide the following response:

The application in scope and size appears acceptable given the overall footprint of the plot, whilst the planned changes should not adversely impact the street scene or have a detrimental impact on neighbouring properties. Subject to suitable and acceptable materials being used in the finish I cannot see any reason to object provided GBC concur that neighbouring properties are not adversely impacted.

We therefore have no objection to this proposal.

Local Ward Councillors

No comments received.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The overall consultation period expired on 13.12.2024.

Site Description

9 Cricketers Drive is a two storey semi-detached property located to the south west of the highway.

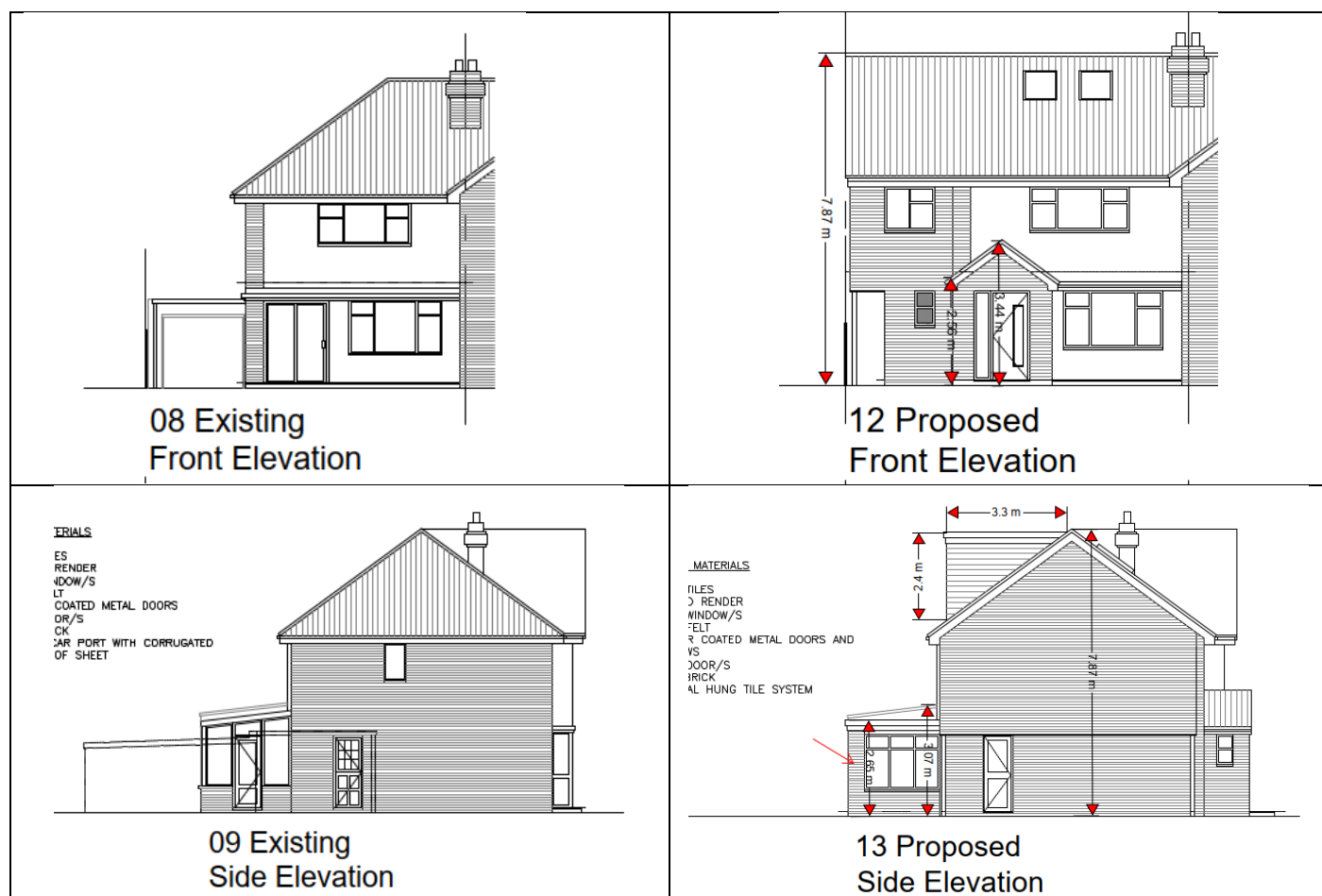
Google Image



This application proposes the demolition of the existing garage and conservatory, erection of a new front porch and erection of a new/replacement single storey rear extension. In addition, a hip to gable roof conversion is proposed incorporating the erection of a two storey side extension, an undercroft walkway supported by pillars/poles, the construction of a dormer in the rear roof slope, installation of roof lights in the front roof slope, and conversion of the loft space to form a bedroom and en-suite. Furthermore, the application proposes the extension of the hardstanding area within the front garden.

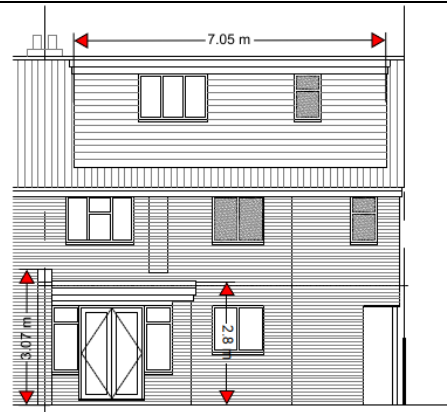
Proposed Development

At ground floor level, the proposal would create space for an open plan lounge/kitchen/dining area, a utility room, a cloak/WC, and a larger porch and larger conservatory. In addition, an undercroft walkway to access the rear of the property would be incorporated into the proposal. At first floor level, there would be an additional bedroom and enlarged bathroom, and at second floor level, a further bedroom with en-suite would be created. The dimensions are indicated by the below case officer measurements:

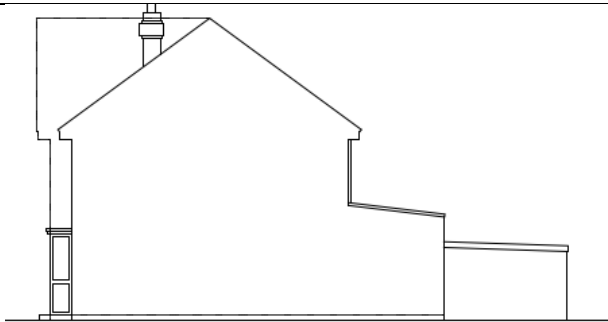




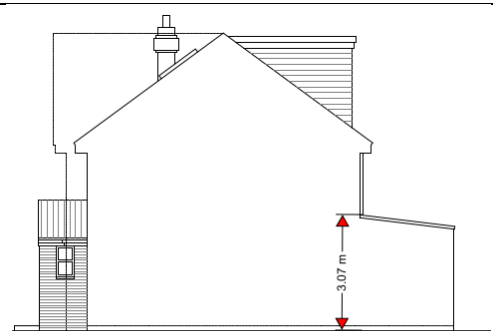
10 Existing
Rear Elevation



14 Proposed
Rear Elevation



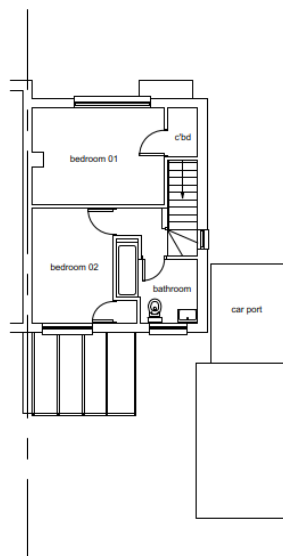
11 Existing
Side Elevation



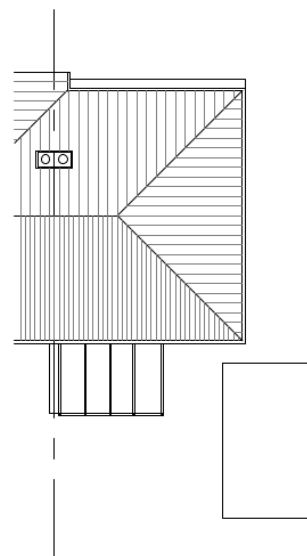
15 Proposed
Side Elevation



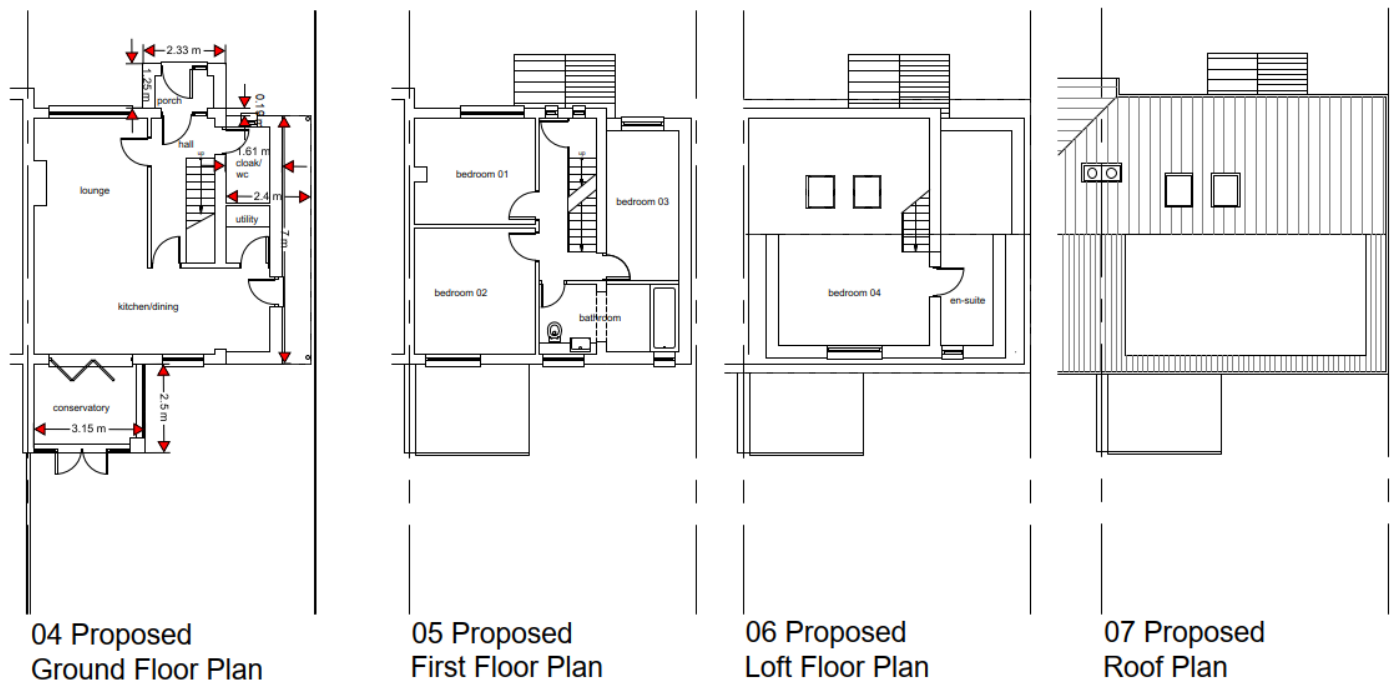
01 Existing
Ground Floor Plan



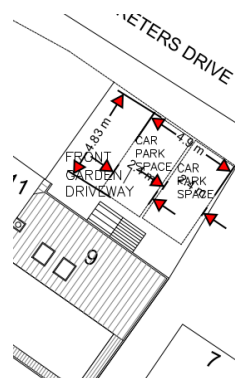
02 Existing
First Floor Plan



03 Existing
Roof Plan



In addition, an extra car parking space is proposed within the front garden:



Officer's Analysis

Design, Character and Appearance and Impact on the Landscape

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 187 of the NPPF (2024) aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. The site lies within the Meopham Downs Landscape Character Area, which is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular. In situ, the proposed development is not considered to detrimentally impact the Landscape Character Area.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The Householder Design Guide (2021) sets out the design expectations for the Borough. Key elements that are relevant to this proposal have been included below:

Character and design quality

Any proposed extensions and alterations to a house should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area. It should be noted that this does not always mean an exact replication of the existing character.

9.2 Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

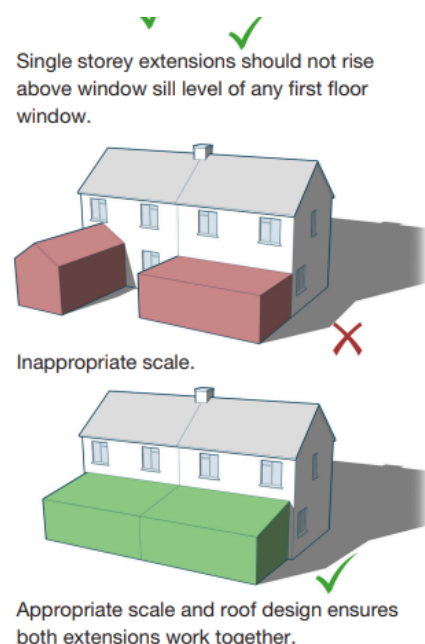
Materials

9.9 Extensions should normally be constructed using matching materials to the main dwelling. Matching bricks or render should be used along with similar coursing and pointing detailing and colours. Roof tiles or materials should match the existing in terms of materials, texture, colour and size. Where appropriate, extensions may be constructed of an alternative material if this is consistent with other development in the area and where the extension would still be clearly subordinate to the main dwelling.

Single Storey Rear Extensions

10.2 Single storey rear extensions are not normally visible from the street so are usually less visually intrusive than other extensions. However, these extensions can still have an impact on neighbouring amenity, including access to sunlight, daylight and outlook. To resolve these potential issues, single storey rear extensions should be designed to ensure that:

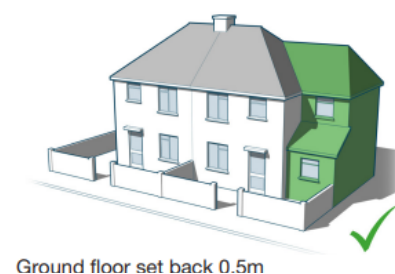
- Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.
- Height: Single storey extensions should not rise above the window sill level of any first-floor windows. Care should be taken to limit the height of extensions where they abut neighbouring property boundaries, especially where extensions are of significant depth (above 3m deep).
- Width: Generally, extensions should not be of greater width than the original building.
- Design: Whilst flat roofs on low visibility rear extensions might be acceptable, care should be applied to extensions to properties on open corners. Pitched roof extensions to single storey properties should use roof shapes which reflect the pitch and type of roof of the original building.
- Materials: Generally, using matching external materials and window/door frames. In some instances, contemporary design may be appropriate, through the use of high-quality materials and design which complements the original house and has minimal impact on neighbouring properties.
- Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms where they would allow new, or increased overlooking views into neighbouring gardens/properties.



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Two Storey Side

10.5 Two storey extensions can have a more significant impact on the appearance of the street. Care is also needed when considering the relationship between any proposed extension and the boundary with neighbouring properties as the separation between properties can provide access routes to the rear of the property and in some locations are part of the character of the area. Depending on the orientation of the neighbouring property, side extensions also have the potential to impact their amenity. To ensure these potential issues are resolved, two storey side extensions should be designed in accordance with the guidance below.



- **Footprint:** Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. See advice of extensions to corner properties in the following section.
- **Height:** Extensions should not exceed the eaves height of the host building.
- **Width:** Extensions should generally be no greater than half the width of the host building. The existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not be unreasonably interrupted. A minimum gap of 1 metre should be retained between the extension and the flank boundary.
- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns of windows should reflect the host building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.
- **Materials:** Matching external materials and window / door frames should be used.
- **Overlooking:** Extensions should avoid inserting any flank windows where they would allow new, or significantly increased overlooking views into neighbouring gardens / properties.
- **Light / Outlook:** The 45 / 25 degree rule will be used to assess the impact of the extension on neighbouring light / outlook.
- **Garden Space:** Adequate garden area for the enlarged house should be retained following development
- **Bin Storage:** Adequate provision for discreet storage of waste bins in the front garden

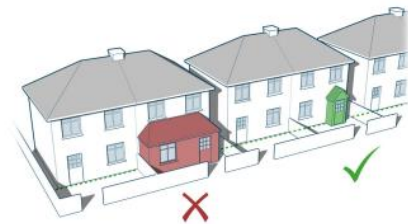
Front Extensions & Porches

10.7 Front extensions can change the character of the original building and where poorly designed have a negative impact on the appearance of the street; due to their visibility these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged. It is therefore important to invest a high level of design quality in such proposals following the guidance below:

- **Design:** Front extensions must be designed to respond to and enhance the character of the existing dwelling and street.
- **Scale:** The scale and design of new porches should respond to the existing dwelling.
- **Existing Features:** Care should be taken to preserve the appearance of existing features, such as bay windows, and avoid porches that would impact these by subsuming their form or erasing their prominence. Existing porches that are open to the street, and are an original feature that form part of a local pattern of development, should generally not be enclosed.
- **Car Parking:** Extensions or porches should not result in the retention of front parking spaces of inadequate depth.



The scale and design of a new porches should respond to the existing dwelling.



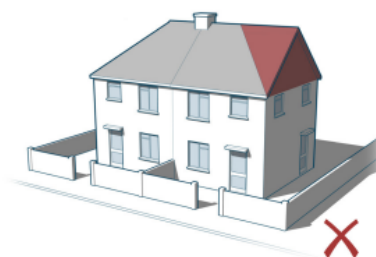
Large extensions which break the building line and do not respect the scale of the house will be rejected.

Roof Extensions

Side roof extensions

10.8 The use of loft space to provide additional accommodation can often provide more space for relatively little cost, using natural light through the use of skylights. Roof extensions, such as dormer windows or box extensions which project out from the roof slope, should be used where there is a need to enlarge the useable floor space within a loft or where they are more characteristic of the area. Extensions and alterations to roofs should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

- **Height:** Should be lower than the existing ridge-line.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed, being sited well clear of the roof edges and eaves.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.
- **Unbalancing:** If proposing a hip to gable roof extension, this should not interrupt or unbalance the pattern of roof form visible from the street.



Hip-to-gable extensions that impact the symmetry of houses and the character of the street will be refused.



Rear Roof Extensions

10.9 Whilst in many instances, rear roof extensions can be undertaken without permission under permitted development, these can and have had a harmful effect on roofscapes. When assessing planning applications, a high standard of design shall be required. Rear roof extensions and alterations should be set away from the gables, hips, eaves and ridge of a property and follow the guidance below:

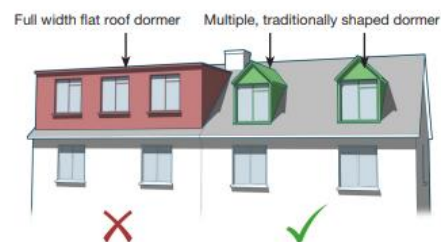
- **Height:** Should be lower than the existing ridge-line, and original ridgeline treatment should be retained.
- **Massing:** Should not wrap around two-sides of a hipped roof unless in special circumstances where it can be justified; this will be judged on a case by case basis. Dormers should not overwhelm the roof slope within which they are to be placed.
- **Alignment of Windows:** Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.
- **Detail:** Large blank facades on dormers can have an overbearing appearance and will not generally be acceptable.



Rear and side dormers that are in proportion and in keeping with the design of the house will be considered favourably.

Front Roof Extensions

10.10 It will generally not be acceptable to create dormers on the front of a property where there is not an existing established character of such forms in the immediately surrounding street scene.



Full width flat dormer is both out of character in terms of scale and design whereas multiple, traditionally shaped dormers compliment the property.

Additional Parking Area within Front Garden

This application proposes two additional bedrooms and therefore, additional off-street parking would be required. Limited details have been provided for the new parking space within the front garden including any boundary treatments, planting and soft landscaping and hard landscaping. As such, if planning permission were to be forthcoming, the decision notice could include conditions to ensure the proposed frontage would not detract from the character and appearance of the property and wider area.

Materials

The proposed external materials would largely match the materials of the existing dwelling, which is desirable to ensure a good visual relationship between the existing dwelling and proposed development. This could be secured by condition if permission were to be forthcoming.

Conservatory

In isolation, the conservatory is considered to be acceptable. It is not excessive in depth, bulk or massing and would be constructed with a flat roof.

Porch

When considered independently, it is considered that the porch would overall be considered acceptable in design terms. Ideally, the height and width of the porch would be reduced in order to ensure it would not be an overly dominant addition, however, on balance, it is considered the porch would be acceptable in terms of design and scale.

Remaining Proposed Development and overall Bulk/Massing/Subservience

As submitted, the proposed development would result in an incongruous and dominant dwelling of substantial mass and scale. In addition, the development would be constructed within close proximity to the shared site boundaries. Of particular relevance is the shared boundary with No.7 Cricketers Drive, which is where the bulk of the development would occur. The side extension would be at two storey/first floor level, without leaving a sufficient gap and eroding the characteristic space in and around the dwelling. Notwithstanding the rear conservatory and porch, which are both considered to be acceptable in isolation, the development as a whole is excessive in overall bulk, mass and scale.

Dormer

The proposed rear dormer is excessive in scale. It would completely overwhelm the existing roof slope and would extend out onto the proposed new roof slope of the proposed two storey side extension. In addition, the windows would not align with the floors below, further contributing to the incongruous appearance of the development.

Two Storey Element and Roof Changes

The two storey side extension (with ground floor undercroft walkway) would not be sufficiently set in from the front elevation, would not be set down from the main roof ridge and, as aforementioned above, it would not be a sufficient distance from the shared boundary with No.7. In addition, the roof alterations (hip to gable) would distort the appearance of the host property and would unbalance the pair of semi-detached dwellings.

The proposal as submitted, represents overdevelopment of the site and is considered to be poor design that does not compliment the character of the existing dwelling, fails to demonstrate subservience, and is detrimental to the appearance of both the main dwelling and street scene.

Overall, the proposal is considered to represent poor design, that would result in an incongruous and dominant dwelling of substantial mass and scale. The proposed works would be unsympathetic development to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. In terms of room area, the proposal is considered to provide sufficient space. In terms of garden area, the minimum requirements are as follows:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The resultant garden area would meet the depth requirements for a four bedroomed property, but at 89.86sqm would fail to meet the area requirement. Therefore, the proposed development would fail to safeguard the amenity of future occupiers contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

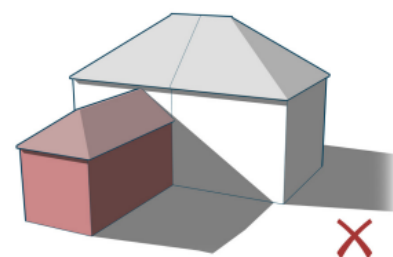
No neighbour responses were received as a result of the consultation carried out for this application. Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of light, loss of privacy or loss of outlook.

There are no privacy concerns that arise as a result of this proposal. The windows to serve the new ensuite/bathroom/WC could be conditioned to be obscure glazed, if permission were to be forthcoming.

The Gravesham Householder Design Guidance (2021) provides key considerations in terms of neighbouring amenity:

Overshadowing

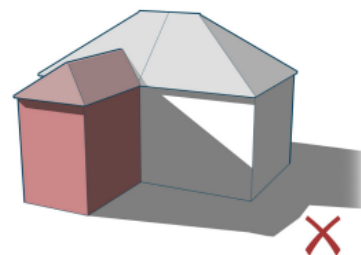
9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection, or are two-storeys in height. When considering overshadowing the Council will have regard to the 45 / 25 degree rule (see Appendix 1), as well as the Vertical Sky Component (VSC) Average Daylight Factor (ADF) and the Annual Probable Sunlight Hours (APSH) methods where necessary. See the BREEAM guidance for detailed information on these.



Where a an extension would result in a significant reduction in light or cause overshadowing planning permission may not be granted.

Privacy

9.6 It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies. Careful consideration should be given to window positions to ensure no windows on the boundary with neighbouring properties cause harmful overlooking and to ensure that windows above the ground floor retain adequate privacy distances. It may be possible, in some cases, to use high level and obscure / translucent glazing.



Overbearing and Outlook

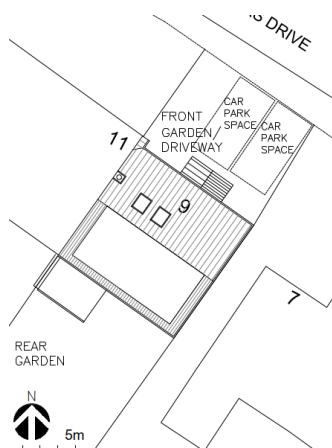
9.7 An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and

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Householder Extensions/Alterations Design Guide SPD

dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

As aforementioned in the design section of this report, the proposed development would be excessive in bulk, mass and scale and would result in development being within close proximity to the shared boundary with No.7, at two storey/first floor level. The proposal is considered to result in an unacceptable overbearing development, likely to cause a sense of enclosure, detrimental to neighbouring amenity. In addition, the proposal would be likely to result in a detrimental impact on outlook. Furthermore, although the plans do not show the development in relation to neighbouring windows, it is considered that No.7 would be likely to incur loss of light as a result of the development, particularly when the sun moves round to the west.



Overall, the proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The proposal includes the creation of two additional bedrooms and one additional car parking space within the front garden. KCC SPG4 – Kent Vehicle Parking Standards (2006) and Gravesham's Householder Design Guidance (2021) sets out that front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.50m wide (2.70m where spaces adjoin an enclosed boundary) and 5.00m deep should be provided, with an additional 1.00m space required between the car and the dwelling where it allows access to the front door. The plans show that the parking bay sizes would not comply with the guidance:



As such, the proposal fails to comply with KCC SPG4 – Kent Vehicle Parking Standards (2006) and Gravesham’s Householder Design Guidance (2021).

Any Other Material Planning Considerations

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

The proposal is considered to represent poor design, that would result in an incongruous, dominant and unsympathetic development, to the detriment of the appearance of the existing dwelling and immediate locality. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2024).

The proposal would fail to safeguard the amenity of future occupiers, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The proposal fails to safeguard the amenity of neighbouring properties, contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

The parking provision is substandard and as such, the proposal fails to comply with KCC SPG4 – Kent Vehicle Parking Standards (2006) and Gravesham’s Householder Design Guidance (2021).

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	23 rd January 2025	Dated:	24th January 2025