



Delegated Report

Householder Planning Application

Planning Application No: 20251132

Location: 63 Tradescant Drive Meopham Gravesend Kent

Description: Erection of first floor rear extension and single storey side extension, incorporating alterations to fenestration.

Applicant: Mr M Fuller

Site Visit Date: 10 December 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. PA/25/092/001 Existing layouts and elevations;
Drawing no. PA/25/092/002 Proposed layouts and elevations; and
Drawing no. PA/25/092/003 Existing and proposed block plans and location plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20020964	Erection of two storey side extension to form an enlarged dining room at ground floor level with a bedroom at first floor level	Permitted	17.01.2003
19890848	Erection of car port in the front of existing garages.	Permitted	21.11.1989
19900663	Erection of conservatory at the side.	Permitted	08.10.1990
19780656	Erection of a single storey extension at the rear to form a kitchen and a w.c.	Permitted	01.09.1978
19520005	Additions.	Permitted	07.01.1952

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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's Parking Standards (January 2025)

Consultations, Publicity and Representations

Meopham Parish Council

No objection.

Neighbouring properties

The application was publicised to eight neighbouring properties by letter. No representations have been received.

Officer's Analysis

Design, Character and Appearance

Paragraph 135 of the National Planning Policy Framework 2024 (NPPF 2024) sets out various design requirements and includes the need for the development to add to the overall quality of an area; be visually attractive; and be sympathetic to local character, including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to two storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the host property in terms of depth (extensions to extensions will not generally be supported); should not be of greater width than the original building; should generally not be built adjoining the side boundaries of the site, should have roof designs that reflect and not overwhelm the main roof and window patterns and proportions that are in keeping with the host building and local character.

In relation to side extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that care is needed when considering the relationship between the proposal and the boundary with the neighbouring property, as the separation between properties can provide access routes to the rear of the property and in some locations be part of the character of the area. In addition, side extensions should appear subservient to the original building; be no greater than half the width of the original building; incorporate roof designs to reflect the main roof; and window designs and proportions to reflect those existing and local character.

The application property is a semi-detached, two storey dwelling, which has been subject to significant extension/alteration including a front porch, large two storey side extension and single storey rear extension. Due to the surrounding road layout, the rear elevation of the building is publicly visible from Rowan Close. The application site contains a number of outbuildings and a large garage/car port arrangement that fronts Rowan Close. The following images illustrate the existing building;



View from Tradescant Drive 10 December 2025



View from Rowan Close 10 December 2025

The proposed development would result in a significant increase in built form, with a first floor rear extension that would project beyond the original side elevation of the building and a hipped, valley roof arrangement that would look incongruous and unbalanced and would not match with the existing hipped roof. The proposed side extension would have a cumulative width (as it would be attached to the existing side extension) of some 6.2 metres, which would be greater than the original width of the dwelling (5.9 metres). Furthermore, the proposed rear windows would not match with the existing fenestration. Overall, the proposal would add significant size and bulk to the building, would be out of character and not subservient to the existing building, be an overdevelopment of the application site and be detrimental to the visual amenities of the street scene.

The positive features of the proposal include that the proposed external facing materials would match existing, the hipped roof style would reduce bulk, an external side access would be retained, it would introduce windows into a blank front façade and that the front windows would match the existing fenestration.

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications. The Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native

hedgerows with mature hedgerow trees form distinct boundaries.

The application site is located in a village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development but would not adversely affect the overall landscape character of the surrounding area. As such, the proposal would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Overall, it is considered that the negative impacts of the proposed design would significantly outweigh the positive features. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building, would be an overdevelopment of the application site and would be out of character with the existing building. As such, the proposal would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the NPPF 2024 and to the Householder Extensions/Alterations Design Guide 2023.

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed new bedrooms would exceed the minimum floor area requirements for double and single bedrooms in the NDSS. It is noted that two existing bedrooms (at the front) would have insufficient floor areas (10.7 square metres instead of 11.5 and 6.2 square metres instead of 7.5) and it would be preferable, in terms of living conditions, for these bedrooms to be increased in size, as part of this proposal. However, as their layout is an existing situation, there would be no detriment to residential amenity.

The proposed development would increase the number of bedrooms at the application property from four to five and would result in a reduction in the size of the side garden. However, sufficient rear garden area (circa 153 square metres) and depth (circa 14 metres) would be retained, exceeding the minimum requirements in the RLG.

It is noted that the proposal would result in the loss of a side bedroom window but due to there being a proposed new window for that room in the rear elevation, there would be no significant loss of natural light. A rear bedroom window would be set further back, reduced in size and subject to some overshadowing (from the deeper part of the proposed rear extension), which would reduce natural light, but this would not be significantly detrimental to future living conditions. The new front playroom window would improve the natural light for that room.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed.

Overall, the proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would introduce a number of new windows to the application property. The RLG set out that privacy distances between facing windows should be met, in order to prevent overlooking. A privacy distance of 21 metres is required for facing windows where there is no private garden area in between and a privacy distance of 26 metres is required where a private garden is within the field of view.

Three new front windows would be located in the front elevation of the application property (to a playroom and dining room at ground floor and a bedroom at first floor). Any overlooking from the dining room window to no. 2 Rowan Close would be screened by existing boundary treatments/built development. Any overlooking from the playroom window to no. 2 Rowan Close or nos. 70 and 72 Tradescant Drive would either be screened by boundary treatments or have sufficient privacy distance. The proposed bedroom window would have direct facing views to the rear garden and windows of no. 2 Rowan Close, with a privacy distance of some 15.4 metres, which would be detrimental to residential amenity. However, it is noted that the existing two storey side extension at the application site was granted planning permission in January 2003 (reference 20020964). The approved plans showed a first floor, front bedroom window and there was no restriction on the insertion of further windows. Therefore, the proposed bedroom window was previously approved and could be inserted without planning permission, using permitted development rights. As such, a refusal of planning permission on grounds of adverse overlooking to no. 2 Rowan Close would not be justified.

The existing rear elevation has three ground floor openings and would have six as a result of the proposal. These are largely screened by boundary treatments but due to the proximity and orientation of no. 4 Rowan Close, some oblique overlooking would occur to the first floor side windows of that property. However, as the affected windows are to non-habitable rooms (a hallway, bathroom, w.c. and kitchen), then there would be no adverse overlooking impacts.

Three new set back, first floor windows (two bedrooms and a bathroom) would face the side elevation of no. 4 Rowan Close and rear part of the rear garden of Clan Ross, Norwood Lane. However, as the affected windows are to non-habitable rooms and there is a 15 metre privacy distance to the boundary with Clan Ross, where no private garden would be affected (NB a private garden is defined in the RLG as the first five metres of garden adjacent to the rear of the building), then any adverse overlooking impacts would not be so significant as to warrant a refusal of planning permission.

There are no new windows proposed in either of the proposed side elevations and in order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations.

In terms of assessing overshadowing impacts, the Householder Extensions/Alterations Design Guide (2021) states that the 25° and 45° rules will be used. If the centre of any perpendicular neighbouring window is crossed by a 45° line drawn from the extension (in plan and elevation form), then daylight and sunlight could be adversely affected. Similarly, if a development breaches a 25° line drawn from the centre of any opposite window, then daylight and sunlight could be adversely affected.

The application details show that the proposal would pass the 45° test in plan form and the case officer is satisfied that it would also pass in elevational form.

Due to the design of the proposed development and to the design, layout and orientation of surrounding properties, there would be no adverse overshadowing or overbearing impacts to any of the surrounding residential occupiers.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

According to the Borough Council's adopted Vehicle Parking Standards (SPG4), a four or more bedroom

dwelling should have three vehicle parking spaces. However, it is noted that Kent Highways & Transportation have provided more recent guidance (as yet unadopted) that requires a minimum of two spaces to be provided for a four or more bedroom property in a village location (Kent County Council's Parking Standards January 2025).

The proposed development would result in the dwelling increasing from four bedrooms to five and there would be no alteration to the existing parking or access arrangements. The existing frontage parking area can accommodate at least two vehicles and a substandard sized rear garage/car port arrangement could accommodate one vehicle. Although it is of substandard size, as an existing situation, the rear garage/car port must be taken into consideration.

Overall, it is considered that the proposal would make sufficient provision for the parking of cars within the site in accordance with the Borough Council's adopted Vehicle Parking Standards and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential, Groundwater Source Protection Zone 3 and a Site of Special Scientific Interest (SSSI) Impact Risk Zone. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater, archaeology or any sensitive habitats. As such, the proposal would be in line with Policies CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Conclusion

The proposed development would have no adverse residential amenity, highways, groundwater, habitats or archaeological impacts and the proposed external facing materials and some fenestration would match existing. Furthermore, the hipped roof style would reduce bulk, an external side access would be retained and the proposal would introduce windows into a blank front façade. All of which weigh in support of the proposal. However, the proposed development would not be subservient to existing dwelling, would be out of keeping with its surroundings and be an overdevelopment of the application site, which would be detrimental to the visual amenities of the street scene.

Overall, it is considered that the adverse impacts of the proposed development attract significant weight and would significantly and demonstrably outweigh the benefits of the proposal. Therefore, following a thorough assessment of the application and all material planning considerations, it is considered that the proposed development cannot be supported.

Recommendation

That planning permission should be refused on the following ground;

1. The proposed development, by virtue of its size, bulk and design, would not be subservient to the existing building, would be an overdevelopment of the application site and would be out of character with the existing building. As such, the proposal would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
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Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	11th December 2025	Dated:	11th November 2025