

Delegated Report

Householder Planning Application

Planning Application No: 20250422

Location: Chepstow Wrotham Road Meopham Gravesend

Description: Loft conversion with 2no. dormers and rooflight to front roof slope and 1 no. dormer with rooflight to rear roof slope. Alterations to fenestration.

Applicant: Mrs Stella Lott

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 25/04/2025;
Supplementary Information – Cover Letter;
Supplementary Information – Site Photos;
Site Location Plan;
Block Plan;
Drawing Number 25/ST/33/PO1(Floor Plans – Existing and Proposed);
Drawing Number 25/ST/33/PO2 (Elevations – Existing); and
Drawing Number 25/ST/33/PO3 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19870844	Formation of vehicular access onto a classified road	Refused	22.01.1988
19520066	Addition of garage (private) and bedroom	Permitted	04.04.1952

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)

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

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

5 surrounding properties were consulted and no responses were received. The consultation period ended on 22nd May 2025.

Officer's Analysis

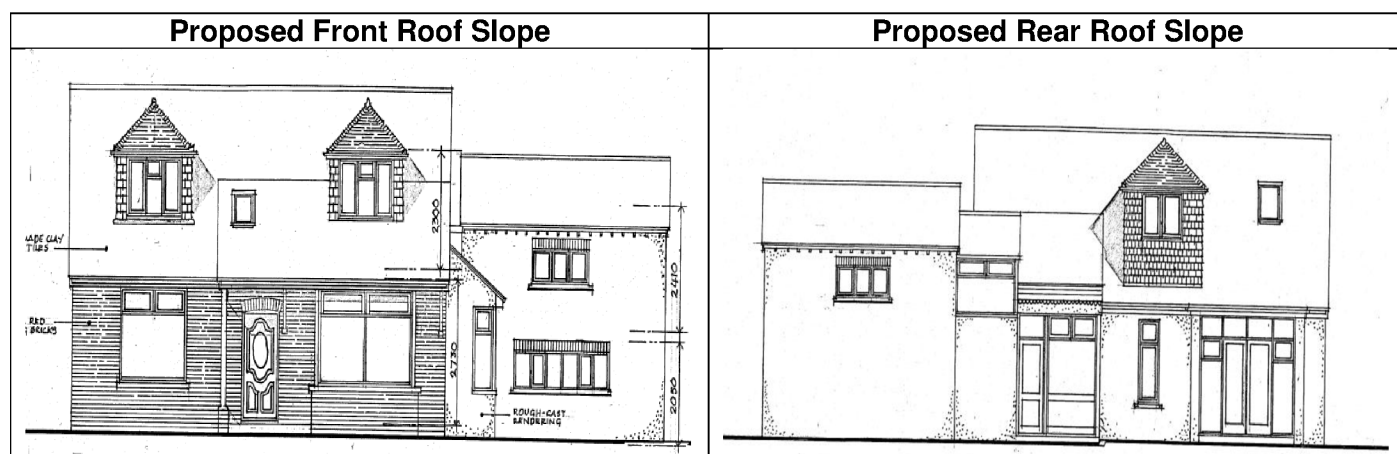
Design, Character and Appearance

Chepstow is a detached bungalow located on the Western side of Wrotham Road, in the rural area of Meopham, inset from the Green Belt. The property is soft landscaped to the frontage with decorative boundary wall.



The application proposes the installation of 2no. dormers and rooflight to front roof slope and 1 no. dormer with rooflight to rear roof slope with additional alterations to fenestration.

The dormer extensions to the front roof slope have been designed with pitched roofs and will be inset from the side boundaries by 1.25m. The proposed dormers will have a height of 2.45m, depth of 2.84m and width of 2m. The dormer extension to the rear roof slope will be of the same pitched roof design at a height of 3.15m, a width of 2.25m and a depth of 2.94m.



The dormers will create space for a 2 no bedrooms and a bathroom. They will introduce two windows to the front, serving the proposed bedrooms and a window to the rear for the proposed bathroom, which will be conditioned to be obscure glazed to Pilkington level 3 or above. The dormers will be constructed with plain clay tiles to the walls and Upvc windows to match the host dwelling.

Whilst it is generally not considered acceptable to create dormers to the front of a property, the proposed dormers are considered to be modest in size within the existing roof slope. Furthermore, there are

examples of front dormers within the immediate street scene. There are dormers for a similar form to neighbouring property known as Moorside, as shown in the image below:



As such, based on the above assessments, it is not considered that the proposed dormers will be detrimental to the existing dwellinghouse or the wider street scene.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application proposes to increase the number of bedrooms at the application site from three to five.

Gravesham's RLG states that the garden space for a property with four or more bedrooms should have a minimum depth of 10m from the rear elevation and a minimum useable area of 100m squared.

Post development, the garden has a useable area of approx. 297sqm and a minimum remaining depth of 16.5m.

Furthermore, the proposed bedrooms accord with room sizes as set out in the residential guidelines.

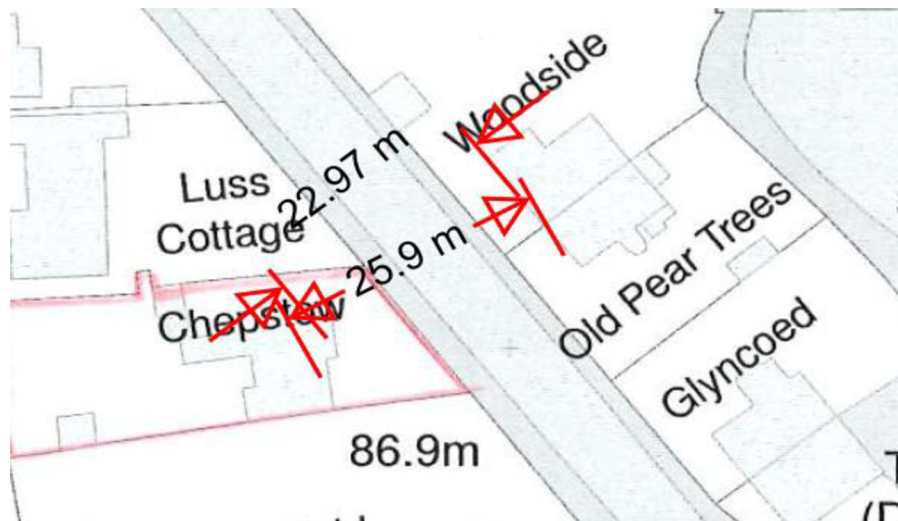
Overall, the proposal would be in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024

Neighbouring Amenity

The dormer extensions are set away from neighbouring properties and as such there are no concerns with neighbouring over shadowing or loss of light.

The proposal introduces 1 no habitable window to the front elevation at first floor level to the front elevation.

The application site faces habitable first floor windows of neighbouring properties known as Woodside and Old Pear Trees. Gravesham's Residential Layout Guidelines recommend a minimum distance of 21m between habitable rooms. As shown below, the distance between the proposal and neighbouring property would measure at approx. 22.97m and 25.9m, in accordance with the guidelines:



As such there are no concerns with neighbouring privacy.

No neighbour representations have been received.

Overall, the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The application looks to increase the number of bedrooms at the application site from three to five. The application site is considered to be situated within a sustainable location, with close proximity to shops and public transport and as such there are no concerns with parking and highways.

Any Other Material Planning Considerations

Impact on the Landscape

The application site is inset from the Green Belt and located within the Meopham Downs Landscape Character Area. This area 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.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the

landscape, by virtue of its location within the rural settlement.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	11th June 2025	Dated:	19 June 2025