

Householder Planning Statement

**29 Cheyne Walk, Meopham, Kent,
DA13 0PF**

Resubmission of 20251256 to allow for increased depth to the front extension. To include alterations to the fenestration, east and west elevations.



By: GRAHAM SIMPKIN PLANNING

For: S&K Floor Contractors

Project reference: PR4613

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1 Introduction

- 1.1 This Householder Planning Statement has been submitted in support of an application for the following development at 29 Cheyne Walk, Meopham, Kent, DA13 0PF (hereafter referred to as 'the Site'):

Resubmission of 20251256 to allow for increased depth to the front extension. To include alterations to the fenestration, east and west elevations.

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K199491	29 CHEYNE WALK, MEOPHAM, GRAVESEND DA13 0PF	The Applicant.

- 1.3 The application is accompanied by the following plans and documents:

- 4613.ON – Planning Statement
- 4613 – 01 Site Location Plan
- 4613 – 02 Existing Block Plan
- 4613 – 03 Existing Ground Floor Plan
- 4613 – 04 Existing First Floor Plan
- 4613 – 05 Existing Elevations (1 of 2)
- 4613 – 06 Existing Elevations (2 of 2)
- 4613 – 07 Existing Front and Rear Views
- 4613-08-Previously Approved Block Plan
- 4613-09-Previously Approved GF Plan
- 4613-10-Previously Approved FF Plan
- 4613-11-Previously Approved Elevations 1 of 2
- 4613-12-Previously Approved Elevations 2 of 2
- 4613-13-Previously Approved Front and Rear Views
- 4613-14-Proposed Block Plan
- 4613-15-Proposed Ground Floor Plan
- 4613-16-Proposed First Floor Plan
- 4613-17-Proposed Elevations 1 of 2
- 4613-18-Proposed Elevations 2 of 2
- 4613-19-Proposed Front and Rear Views

2 Site Context

- 2.1 The Site is a large detached dwelling that is situated on the south side of Cheyne Walk within a 0.09 ha parcel of land amongst other detached residential dwellings that vary in size and design.
- 2.2 The principal elevation of the dwelling presents a two-storey detached house constructed of red-brown facing brick with a shallow-pitched tiled roof. At the ground floor level, there is a partially glazed entrance door within an enclosed porch. A flat-roofed single-storey element incorporates a garage with a white up-and-over door, along with a section of timber trellis supporting established climbing vegetation.
- 2.3 Internally, the dwelling comprises three bedrooms on the first floor, and a reception room, study, kitchen, garage, and dining room on the ground floor. There is one bathroom on each floor of the dwelling.
- 2.4 The front garden comprises a mix of soft landscaping, including a lawned area and hardstanding finished in block paving, which provides vehicular access and parking.
- 2.5 The rear garden extends approximately 46m from the original rear wall of the dwelling, has a variety of soft landscaping and overlooks Meopham Valley.
- 2.6 In a wider context, the Site forms part of a mainly residential area of Meopham comprising a range of dwellings and amenities such as a nursery, a primary school, a secondary school and multiple public houses.
- 2.7 This Site is the subject of the following planning constraints and characteristics:
 - Flood Zone 1.

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

Proposal is to remove the existing garage and porch, then construction of new ground-floor garage, entrance hall, shower room, study, open-plan kitchen and lounge area.

PRE20250118 | Advice received on 23rd June 2025. The Council concluded that the proposed two-storey rear extension would be acceptable in terms of design and would not result in any adverse impact on outlook or daylight/sunlight. However, it was considered that the proposed balcony and transparent windows on the western flank would adversely affect the privacy of number 27. The Council also concluded that the proposed front extension would be unacceptable by virtue of its bulk, mass, scale and roof form and potential impact on the original dwelling and street scene.

Erection of a single-storey front extension with pitched roofs. Erection of a two-storey rear extension with alterations to fenestration and the garage roof.

Ref. No. 20251256 | Status – Permitted.

4 Proposed Development

4.1 The application entails the following elements:

- Resubmission of 20251256 to allow for increased depth to the front extension.
- Approved front extension and existing porch to be extended to be flush.
- Entire front to extend 5 m from the front wall of the dwelling
- To allow for greater space in the approved living room and porch.
- Alterations to the principal elevation.
- Internal reconfiguration.

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker, this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 3 of section 1 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6).
- 5.3 Policy S3 of the Framework states that development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.
- 5.4 Policy DM3 of the Framework requires local planning authorities (LPAs) to work with applicants in a positive and proactive manner, seeking solutions to problems arising from initial proposals. LPAs should also take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact. LPAs must only consult statutory or internal consultees only where it is necessary to do so and must not delay issuing a decision in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless insufficient information exists, there are public safety risks from proceeding without advice, or more detailed advice may enable an approval rather than a refusal.
- 5.5 Annex A of the Framework confirms that for the purposes of decision-taking, development plan policies should not be given reduced weight simply because they were adopted prior to the publication of the Framework. It adds that development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight.

Development Plan

- 5.6 It is understood that the Development Plan for Gravesham (within which the Site is located) comprises the following documents:
- Core Strategy (2014) (CS).
 - Gravesham Local Plan First Review (1994) (LPFR) – Saved Policies.
- 5.7 In the CS, the following policies are considered most relevant in the assessment of this application:
- Policy CS01 – Sustainable Development.
 - Policy CS02 – Scale & Distribution of Development.
 - Policy CS19 – Development & Design Principles.
- 5.8 It is considered that there are no saved policies from the LPFR that are relevant to the determination of this application.

Other Material Considerations

The Framework

- 5.9 In summary, the following paragraphs are considered most relevant as additional material considerations in the determination of this application:
- L2 – Making effective use of land.
 - DP3 – Achieving well-designed places.

Further material considerations

- Householder Extensions/Alterations Design Guide (2021).
- Nationally Described Space Standard (2015).
- Gravesham Design Guide (2024).
- KCC Parking Standards (July 2006).

6 Planning Assessment

Key Issues

- 6.1 The proposed householder development has been assessed by Graham Simpkin Planning against the following key matters:

Matter	Policy	Comment	Position
Design	CS19	The proposed front extension is proportionate to the host dwelling and would sit comfortably within the established built form and character of the surrounding area. The single-storey extension would project a maximum of 5 m towards the highway and would be constructed using materials that match the approved dwelling, ensuring visual continuity and a coherent relationship with the existing street scene. The proposed ridge height, eaves height and roof form would replicate those of the existing front extensions, thereby maintaining consistency in scale and appearance.	Compliant
Daylight/sunlight, outlook and overbearing	CS19	The Householder Extension Alteration Guide supports policy CS19 and provides guidance that proposals should adhere to. By virtue of its limited scale and single-storey form, the proposed front extension would not give rise to any material harm to the daylight, sunlight or outlook of neighbouring properties. This was confirmed as part of PRE20250118. Although the pre-application advice does not directly relate to the subject application, the previous proposal did include a front extension to the dwelling, which was larger than the subject proposal. The LPA concluded that since the Site is detached and set away from neighbouring dwellings, there would be no concerns raised in relation to neighbouring light, outlook or sense of enclosure.	Compliant

		This is considered to be directly applicable in this case, and the proposed front extension, by virtue of its reduction in size from the original proposal, is contested to retain the fact that there would be no impact on light, outlook or enclosure.	
Privacy	CS19	As confirmed above in PRE20250118, by virtue of the single-storey nature of the proposed extension and the distance between the subject Site and adjacent dwellings, the proposal is not considered to result in any overbearing and overlooking. The proposed extension is less than what was originally proposed and therefore results in no material harm.	Compliant
Highway safety & parking		KCC's Parking Standards require suburban, 4-bed dwellings to have 2 parking spaces. By virtue of the size of the driveway, inclusive of the proposed extension, it is considered to be large enough to cater for 2 or more cars, and therefore, the proposed development does not result in any adverse impact on highway safety.	Compliant
CONCLUSION			Compliant

7 Conclusions

- 7.1 As established above, the proposed alterations to approved planning permission 20251256 are considered to be designed in such a way that no harm arises to the dwelling and the character of the street.
- 7.2 Concerning the impact on daylight/sunlight, outlook and privacy, by virtue of the size of the proposed extension, it is considered that there will be no resultant harm to the adjacent dwellings.
- 7.3 Lastly, concerning highway safety, the existing driveway is considered to be large enough, even with the proposed development, to cater for numerous cars and is in accordance with KCC Parking Standards for a suburban, 4-bed dwelling.
- 7.4 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority, and it is respectfully requested that this submission be approved.