



Delegated Report

Householder Planning Application

Planning Application No: 20260199

Location: 63 Tradescant Drive Meopham Gravesend Kent

Description: Erection of a part one storey part two storey extension and changes to fenestration.

Applicant: Mr & Mrs Fuller

Site Visit Date: 13th May 2025

Submitted Documents/Plans

Site Location Plan;
EPBP/63TRADE/V1; and
63TRAD/A1PLAN/V2.

Superseded Documents/Plans

63TRAD/A1PLAN/V1

Relevant Planning History

Reference	Description	Decision	Decision Date
20251132	Erection of first floor rear extension and single storey side extension, incorporating alterations to fenestration.	Application Refused	16.12.2025
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
19900663	Erection of conservatory at the side	Permitted	08.10.1990

The application 20251132 was for a similar proposal which was refused for the following reason;

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.

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

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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

Meopham Parish Council – No response

Neighbouring properties

Four surrounding properties were consulted with a response date of 08.04.2026, no representations have been received in response.

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.

This application seeks permission for the erection of a part one storey part two storey extension and changes to the property's fenestration. The property is a two storey semi-detached dwelling, which benefits from an existing front porch extension, a 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 the neighbouring Rowan Close.

The proposed two storey rear extension would project 1.3m in depth from the rear elevation of the property, it would have a width of 5.9m and would be set in 3m from the boundary with the adjoining property. There would be a hipped roof over the extension, the ridge will be set down from the ridge of the host property. At ground level there would be a flat roofed single storey rear extension. It would project a total depth of 5.4m from the rear elevation of the property when combined with the depth of the existing single storey rear extension. It is an additional 2.2m.

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.

Whilst it is noted that the development would result in a further increase in built form at the site, the first floor rear extension would appear subservient to the host property, and would be in keeping with the character of it. As required by Gravesham's Householder Design Guide, the roof would harmonise well with the buildings original roof form.

At ground floor level, it is noted that the extension would result in a total projection of 5.3m which would represent a generous increase in the property's footprint. The extension would have a flat roof and would be set well down from the first-floor windows. Despite the significant increase in footprint over the original dwelling, the flat roofed single storey nature of the rear extension would ensure that it does not dominate the rear elevation of the dwelling. On balance it is considered that the proposed extensions represent a significant improvement over the previous refused proposals and despite their generous scale, would not excessively dominate or harm the character of the host property. As a part of the proposal the existing window to the side elevation of the two storey side addition would be repositioned within the side elevation.

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 contained 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).

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 property is currently a four-bedroom property and as a part of the proposal, existing bedroom number 4 would be enlarged and divided into two separate bedrooms. The proposed new bedrooms would have a floor area of 9.15m² and 8.8m², which would exceed the minimum floor area requirements of 7.5m² for single bedrooms in the NDSS. The new bedroom 4 would be served by a window to the side elevation and bedroom 5 by a rear facing window, both windows would be sufficiently separated from neighbours to provide good levels of amenity and would provide acceptable outlook.

The development would result in the property having five bedrooms, and would result in a reduction in the size of the rear garden. The resultant garden would have an area of approximately 126 square metres and a depth of approximately 12m would be retained, exceeding the minimum requirements in the RLG. As such the proposed development would provide occupants with good levels of amenity and would comply with policy CS19 of the Local Plan.

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 sets 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.

The neighbouring property at 4 Rowan Close has two windows to its side elevation overlooking the application site. Image 1 below shows the relationship between the properties. Whilst there would only be a separation of approximately 11m between the proposed rear windows and the side windows of the neighbouring property, the oblique angle would ensure that there is no direct window to window overlooking.

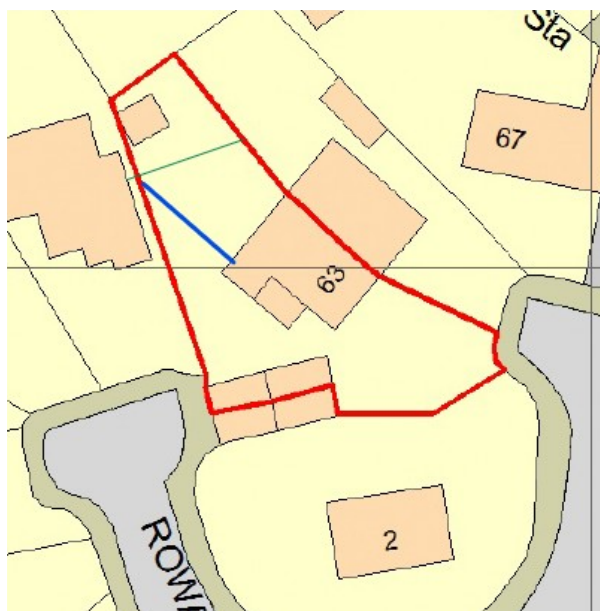


Image 1

The application property shares its southern boundary with no.2 Rowan Close. As shown below in image 2, the property is mostly sited to the front of the application property. There is a separation of approximately 14m between the application property and 2 Rowan Close;

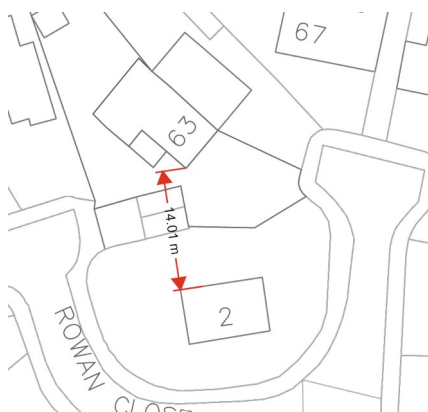


Image 2

As the proposed extensions would be added to the rear of the application property, it is unlikely that there would be any significantly harmful overshadowing or overbearing to this property. There would be no additional windows to the front of the application property which would overlook this neighbouring dwelling. As such there would be no loss of privacy to this property.

The adjoining property benefits from a single storey rear extension which is built flush with the existing single storey projection to the rear of the application property. The proposed rear extension would project 2.2m from this neighbouring extension. At first floor level, the extension would project approximately 1.3m from the original rear elevation of the property, and would be set in 3m from the shared boundary. It is considered that the modest projection beyond the existing ground floor extension to the adjoining property would ensure there is no significant overshadowing or overbearing to the ground floor windows of this property. At first floor level the extension would have a modest depth and would be separated from the shared boundary. It is considered that the development is unlikely to result in any significant harm to the amenity of the occupants of the adjoining property. It is considered that the extensions would be sufficiently separated from all other neighbouring properties to ensure that there is no overshadowing or overbearing impact.

The development is therefore considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy in regard to its impact on neighbouring amenity.

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 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.

Conclusion

It is noted that under application 20251132 permission was refused for side and rear extensions to the dwelling. It is considered that the current application has sufficiently addressed the reason for refusal having removed the side extension and significantly reducing the scale of the first-floor rear extension. There would be no harm to the amenity of occupants of the property or neighbours, and there would be no parking or highway safety issues arising from the proposal.

Recommendation

For detailed conditions and informatives, see draft Decision

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:	<i>Ade Lawal</i>	Signed:	<i>F Walsh</i>
Dated:	27 th May 2026	Dated:	27 May 2026