

Delegated Report

Householder Planning Application

Planning Application No: 20251256

Location: 29 Cheyne Walk Meopham Gravesend Kent

Description: Erection of a single storey front extension with pitch roofs. Erection of two storey rear extension with alterations to fenestration and garage roof.

Applicant: S&K Flooring Contractors

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 08/12/2025;
Supplementary Information – Planning Statement;
Supplementary Information – 3D Front and Rear Views – Existing;
Drawing Number 01 (Site Location Plan);
Drawing Number 02 (Block Plan – Existing);
Drawing Number 03 (Ground Floor Plan – Existing);
Drawing Number 04 (First Floor Plan – Existing);
Drawing Number 05 (Elevations (Front and East Side) 1 of 2 – Existing);
Drawing Number 06 (Elevations (Front and West Side) 2 of 2 – Existing);
Drawing Number 08 (Block Plan – Proposed);
Drawing Number 09 (Ground Floor Plan – Proposed);
Drawing Number 10 (First Floor Plan – Proposed);
Drawing Number 11 (Elevations – Front and East Side – 1 of 2 – Proposed); and
Drawing Number 12 (Elevations – Front and West Side – 2 of 2 – Proposed).

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)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Meopham Parish Council – No comments received

Dickens Protection Society - The Society notes what is proposed is a large increase in floor area and has some concerns regarding the impact of the proposed front extension on the street scene.

Neighbouring properties

6 surrounding properties were consulted and a site notice was displayed on 15.12.2025. Responses were received with concerns raised with the following:

- Bulk and massing
- Impact on neighbouring outlook and light

The concerns raised will be assessed within the Design, Character and Appearance and Neighbouring Amenity sections of the following report.

Concerns were also raised with the impact on neighbouring views. This is not considered to be a material planning consideration and as such will not be assessed within the following report.

The consultation period ended on 09.01.2026.

Officer's Analysis

Design, Character and Appearance

29 Cheyne Walk is a two storey detached dwellinghouse located on the south side of the highway. To the frontage, the property is part soft landscaped and part hardstanding with garage for off road parking.



The application proposes the erection of a single storey front extension and a two-storey rear extension.

The single storey front extension would replace the existing garage and would extend the width of the front elevation. The extension would have two pitched roofs at maximum heights of 3.96m and 3.6m and an eaves height of 2.5m. The extension would project from the front elevation by 5m to the garage and by 2.65m to the remaining length. The extension would create space for a larger living room and would convert the garage area back into use from a storage and utility room.

The application proposes a window to the front elevation serving the extended living room, the front entrance door and an up and over garage door. There would be no window to the side elevation serving the garage. The extension will be constructed with a white rendered finish.

Concerns were raised with the bulk and massing of the front extension and impact on the host dwelling and the wider street scene. However, it is considered that the host dwelling is set on a generous plot with a spacious front garden. The replacement garage does not increase the footprint of the existing garage, and the remaining length of the extension would only project from the front elevation by a more modest 2.65m.

Furthermore, the proposed extension is modest in comparison to the existing extension of neighbouring property known as 27 Cheyne Walk:



Whilst the proposed finish of white render differs from the existing brick finish, there are various example of rendering with the street scene and as such the proposed materials are considered as acceptable:





As such, the front extension is not considered to be excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene.

The two-storey rear extension will have 3no pitched roofs at a maximum height of 6.07m and an eaves height of 4.9m. The extension will extend the width of the rear elevation at 10.6m and project by 7m.

To the ground floor the extension will create space for an extended kitchen / living / dining room with internal reconfiguration. To the first floor the extension will create space for a fourth bedroom, a study and reconfiguration to provide each bedroom with en suite.

A ground floor level here will be bi-fold doors to the rear elevation and a window to the flank elevation serving the open plan living area and a window to the flank elevation serving the utility room.

To the first floor there will be 2 no windows to the rear elevation serving the bedrooms and a window serving the bathroom. There will be 4no windows to the existing flank elevations serving the newly formed en-suites. Any window serving a bathroom or en-suite will be conditioned to be obscure glazed to Pilkington level 3 or above.

The proposal will be constructed with a white rendered finish.

Whilst the rear extension is a large addition to the host dwelling and the proposed materials differ from the existing finish, as aforementioned, the application site is of a modest size to accommodate the proposal. Furthermore, the extension is located to the rear of the property and is not visible from a public vantage point. As such the proposal is not considered to have a detrimental impact on the host dwelling or the existing street scene.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application 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 property from three to four. Gravesham's Residential Layout Guidelines state that a property with four or more bedrooms should have a minimum private amenity area of 100m² and a minimum depth of 10m.

Post development, the application site retains an area of 557m² and a depth of 40m in accordance with recommendations.

Furthermore, all proposed rooms are in accordance with the minimum requirements as set out in Gravesham Residential Layout Guidelines.

Therefore, there are no concerns with the amenity of future occupiers, and the proposal 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).

Neighbouring Amenity

Concerns were raised with the impact the proposal would have on neighbouring outlook and light.

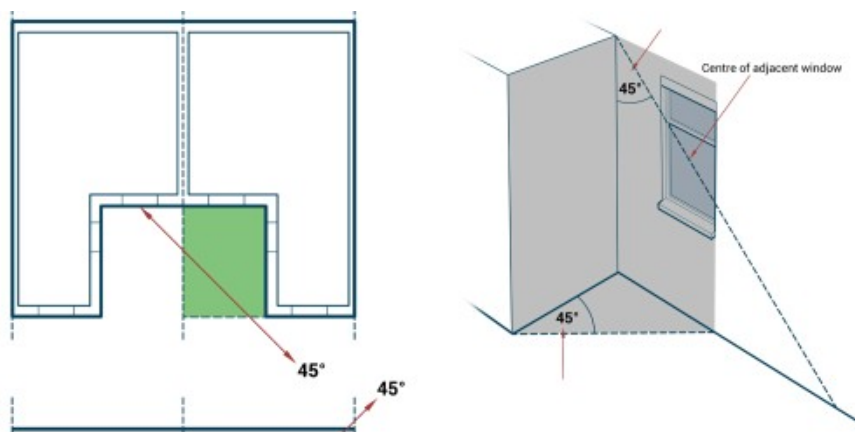
Gravesham's Householder Design Guidance states that where a proposed extension is at right angles to a neighbouring habitable window, the proposal should not be higher or wider than a 45 degree angle, in order to protect neighbouring light and outlook, as shown below:

45 degree rule

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

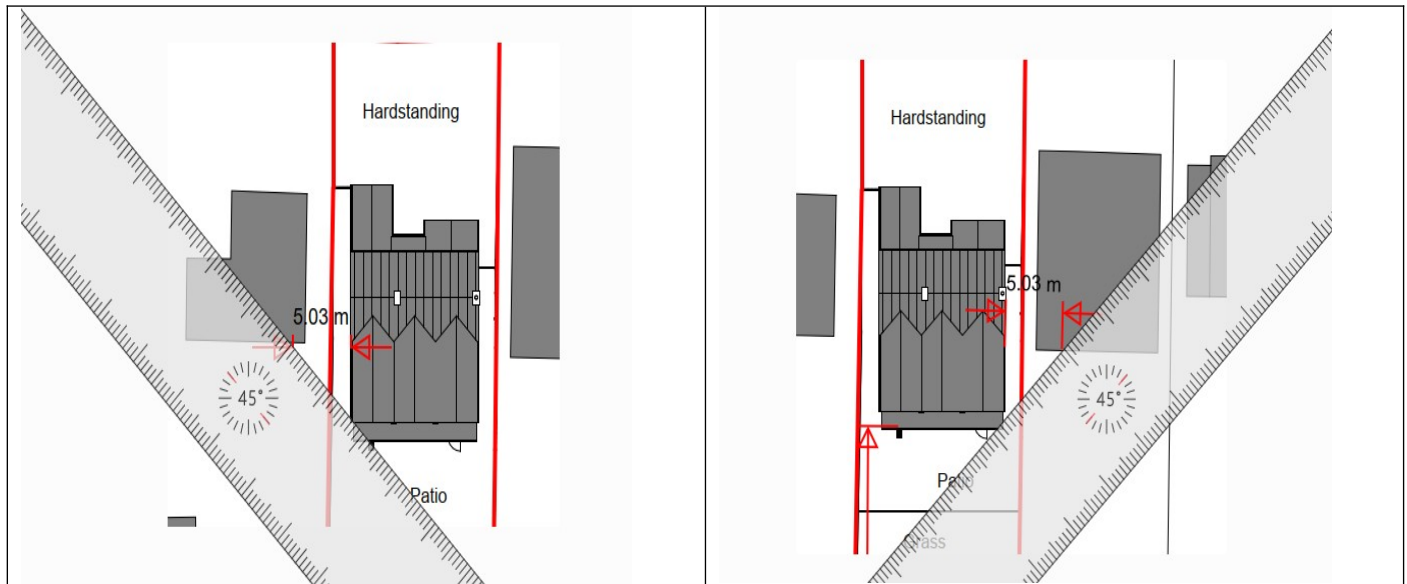
- Draw a line at 45 degrees upwards from the centre of the affected window.
- Draw a line at 45 degrees sideways from the centre of the affected window.

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.



As shown in the diagrams below, 29 Cheyne Walk is a detached property and as such is set away from the boundaries of neighbouring properties which protects the impact the extension would have on the surrounding dwellings. The first floor of the extension is stepped in from the ground floor which would lessen the impact on neighbouring properties. As shown below, the proposed first floor of the extension would be in accordance with the 45 degree rule:

45 Degree Rule as Applied to Neighbouring Properties



As such there are no concerns with the impact the two-storey rear extension would have to neighbouring properties in terms of outlook and light.

To the frontage the extension is of a modest height and is set away from neighbouring properties, as such there are no concerns raised with the impact on outlook or light.

The application does not introduce any habitable windows to the flank elevations and as such there are no concerns with the impact the proposal would have on neighbouring privacy.

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

Whilst the application increases the number of bedrooms at the property from three to four, sufficient off road parking will be retained at the property.

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.

Contamination

As the proposed outbuilding is used as a garage, there could be some contamination in terms of oil and other contaminants derived. Therefore, a watching brief condition will be included.

Conclusion

Permission

Recommendation

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.

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	28th January 2026	Dated:	30th January 2026