

Delegated Report

Householder Planning Application

Planning Application No: 20250551

Location: 21 Cheshunt Close Meopham Gravesend Kent

Description: Erection of part single storey front and side extensions; conversion of existing garage into habitable space and alterations to fenestration.

Applicant: Mr. Satnam Singh Chahal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 01 (Site Location Map)
- Drawing No: 02 (Existing Floor Plans)
- Drawing No: 03 (Existing Elevations)
- Drawing No: 04 (Proposed Floor Plans)
- Drawing No: 05 (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20231336	Erection of a single-storey rear extension and 3 dormer windows in the rear elevation. Single storey front extension, and a first floor front extension over existing garage with alterations to front dormer. Removal of the chimney stack and outbuilding and changes to fenestration.	Permitted	12.02.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received

Meopham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to four surrounding properties. The consultation period expired on 11.07.2025 and no comments were received.

Analysis

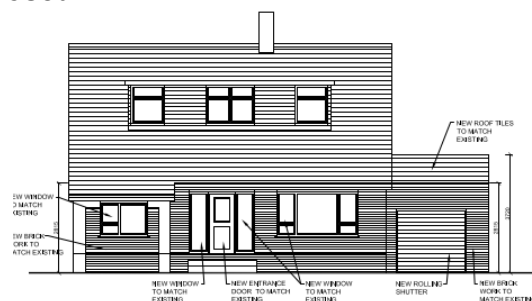
Proposal

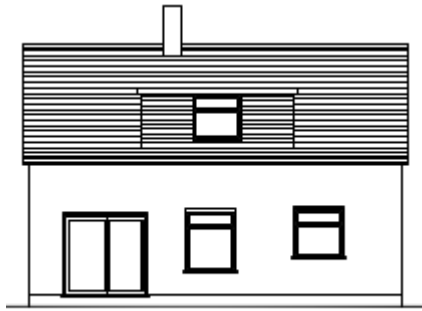
The proposal seeks the erection of part single storey front and side extensions.

Existing



Proposed





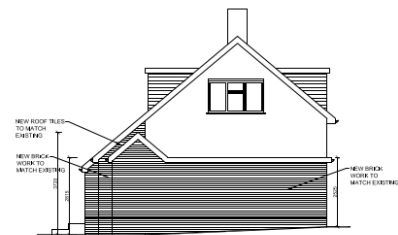
EXISTING REAR ELEVATION



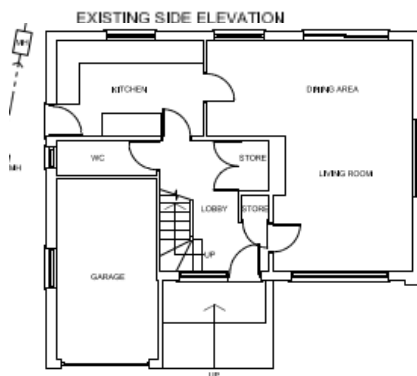
EXISTING SIDE ELEVATION



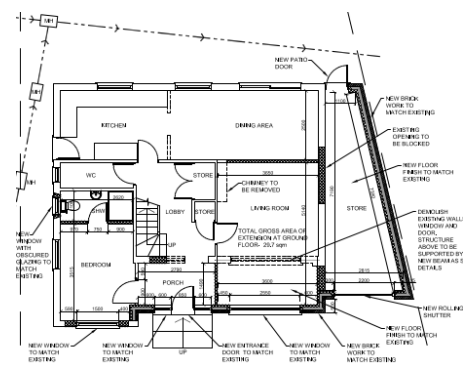
EXISTING SIDE ELEVATION



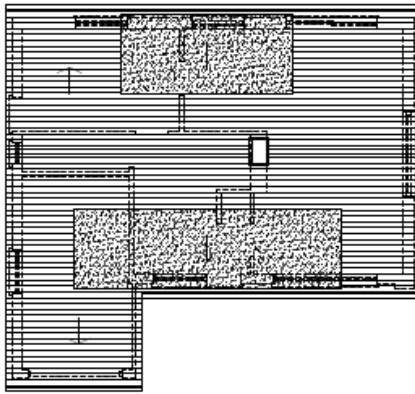
PROPOSED SIDE ELEVATION



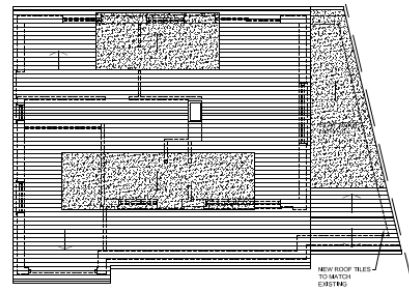
EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

conversion of existing garage into habitable space and alterations to fenestration.

Background

The application was granted permission under reference 20231336 for:

“Erection of a single-storey rear extension and 3 dormer windows in the rear elevation. Single storey front extension, and a first floor front extension over existing garage with alterations to front dormer. Removal of the chimney stack and outbuilding and changes to fenestration.”

The proposed application has some similar elements to the above proposal.

Character and Appearance

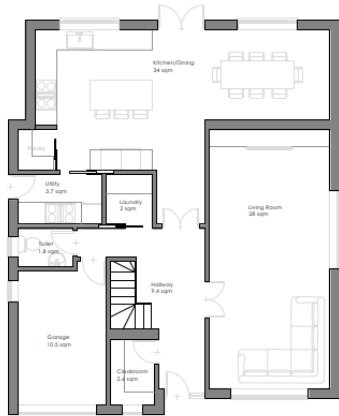
The application site is a detached chalet style bungalow situated on a prominent corner plot in a cul de sac within the rural settlement which is inset from the greenbelt. The site is positioned near a conservation area but not within it. The property comprises a generous frontage for off road parking and there is also an integral garage. The frontage has some soft landscaping which softens the street scene and contributes positively to the character of the area.



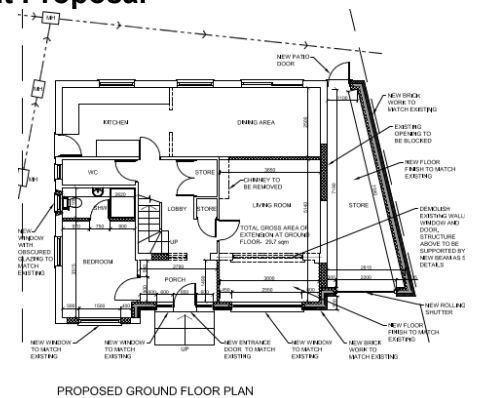
The proposal seeks to carry out a single storey front extension, the extension will be set back from the furthest forward projection which is the garage. The roof form will see a continuation of the existing which will ensure that the development does not appear as an awkward addition.

The current proposal seeks to carry out a front extension in the same manner as what was previously permitted except on this occasion the proposal seeks to convert the garage into a habitable room.

Previously Permitted Plans



Current Proposal



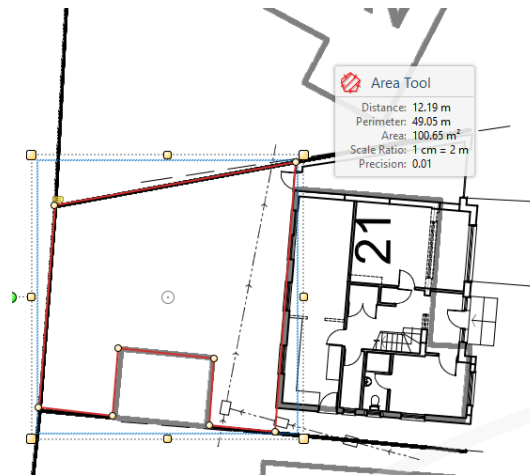
It is considered that the proposed front extension and garage conversion are acceptable and will not harm the wider character and appearance of the area.

The second element of the proposal seeks to erect a single storey side extension. The extension will be utilised as storeroom and will comprise a roller shutter to the front. The extension will have a false pitch roof form and will be constructed using materials to match, it will follow the shape of the plot and will taper in at the rear. This element of the proposal is acceptable and designed acceptably.

The proposed development is compliant with CS19 Local Plan Core Strategy 2014 and SPD4 Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development there will be 100sqm of resultant garden space which is compliant with the council's adopted standard.



The new bedroom will measure 9sqm which is compliant with the Nationally Described Space Standard, it will have adequate light and outlook. The proposal is therefore considered to safeguard future occupier amenity in line with the requirements of SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed side extension is not liable to impact light, outlook and privacy, it is modest in height and does not include any windows in the flank elevation, however a condition to control the installation of flank elevation fenestration will be added to further safeguard privacy.

The proposed bedroom will have a window in the flank elevation which will face directly towards No. 19 Cheshunt Close, however there is a fence in situ which would offer some privacy screening which would mitigate any perceived overlooking concerns. There will be a new window opening create which will serve an ensuite, however this will be obscure glazed and top hung according to the plans, this window will also be conditioned so that it remains obscure and top hung in perpetuity.

On balance the proposed development is considered to safeguard neighbouring amenity and complies with the requirements of SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposal will result in the loss of a garage whilst adding an additional bedroom, however there is an existing driveway with sufficient off-road parking available on site to mitigate the parking loss. The proposal complies with SPG4 - KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

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 considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal has been fully considered and is recommend for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23/07/2025	Dated:	23rd July 2025