

20250404 42 Cricketers Drive

Dear Sirs

Planning Application ref 20250404

Revised Plans-Ground Floor extension 42 Cricketers Drive Meopham

With respect to the above Planning application I strongly object to the proposal based on the following grounds.

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 states new development will be visually attractive, enhance the character of the built environment and take into account scale, height and building lines.

The Gravesham Householders Design Guide (2021) outlines that an extension must not dominate the original property and states that extensions should not be of greater width than the original building.

The Design Guide also states that side extensions should be behind the front building line and that the proposed flat roof with rooflights should not be visible from the street if possible.

The proposal is a large wraparound extension across the entire width of the property and extending 6.3m past the rear elevation into a relatively small rear garden. The proposed side extension is again planned to extend to the front building line of the property, and will be clearly visible from the street. The height and depth of the proposed extension will have a huge impact on the adjoining properties. The footprint of the existing property will be increased by almost 100%.

Other properties on the West Side of Cricketers Drive have been refused Planning consent to build side extensions. The applicant in his supplementary notes refers to Planning Application ref 20160834 dated 03.01.2017 for 28 Cricketers Drive as building a side extension to the front building line, this is not true. The garage frontage is set well back still allowing a car to be parked at the side of the house.

The height of the extension is 3m, the ground level of No 42 is naturally approximately 225mm above [REDACTED] driveway level and will therefore be well above the height of the existing garage [REDACTED] property is on the North side of the proposed extension and therefore the height will have a serious effect on the natural light to [REDACTED] property, particularly [REDACTED] kitchen area.

The proposed rear extension at No 42 will bury the Local Authority main drainage sewer [REDACTED] existing main drainage connections are via the manhole that will be buried under the proposed kitchen.

