

Delegated Report

Householder Planning Application

Planning Application No: 20250867

Location: 22 Sallows Shaw Cobham Gravesend Kent

Description: Erection of a single storey front, side and rear extension with internal alterations.

Applicant: Peter Ryan

Site Visit Date: 28/10/2025

Submitted Documents/Plans

- Application Form
- Drawing 25-1950 REV 05 (Proposed Elevations)
- Drawing 25-1950 REV 05 (Existing/Proposed Block Plan and Location Map)
- Drawing 25-1950 REV 05 (Section AA)
- Drawing 25-1950 REV 05 (Existing Elevations)
- Drawing 25-1950 REV 05 (Proposed Plans)
- Drawing 25-1950 REV 05 (Existing Plans)

Superseded

- ~~Drawing 25-1950 REV 04 (Proposed Elevations)~~
- ~~Drawing 25-1950 REV 03 (Existing/Proposed Block Plan and Location Map)~~
- ~~Drawing 25-1950 REV 03 (Section AA)~~
- ~~Drawing 25-1950 REV 03 (Existing Elevations)~~
- ~~Drawing 25-1950 REV 03 (Proposed Plans)~~
- ~~Drawing 25-1950 REV 03 (Existing Plans)~~

Relevant Planning History

No relevant planning history.

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

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)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Cobham Parish Council

No comments received.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 30.09.2025 and on objection was received. The main points raised were:

- Concerns regarding the height of the proposed extension and subsequent loss of light

Analysis

Proposal

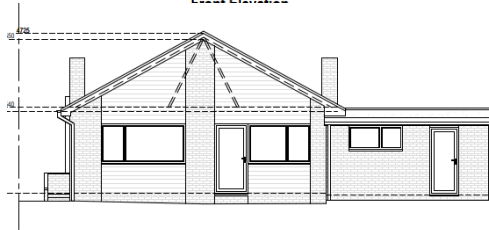
The proposal seeks to erect single storey front, side and rear extension with internal alterations.

Existing

Proposed



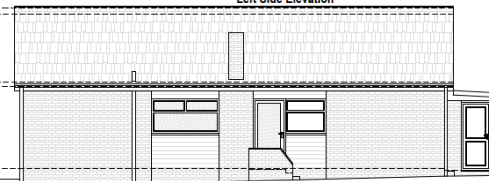
Front Elevation



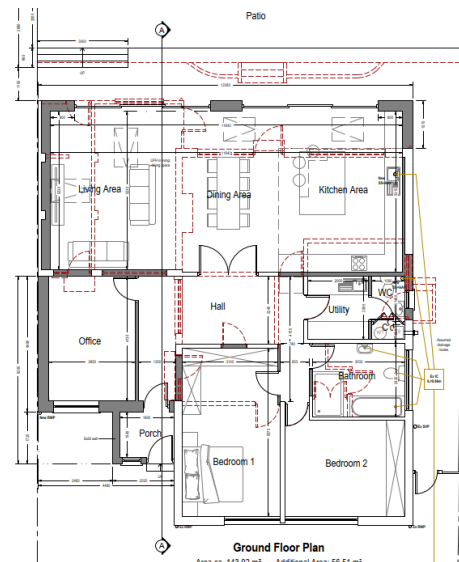
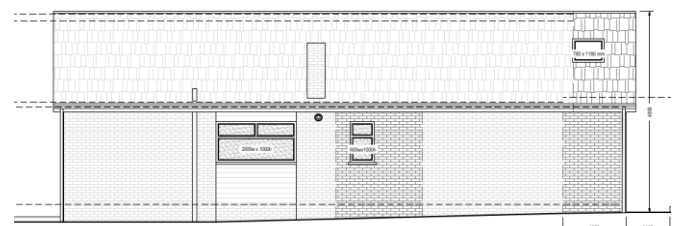
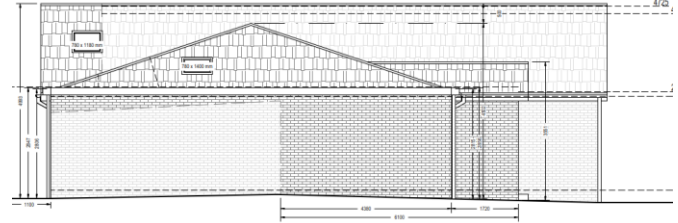
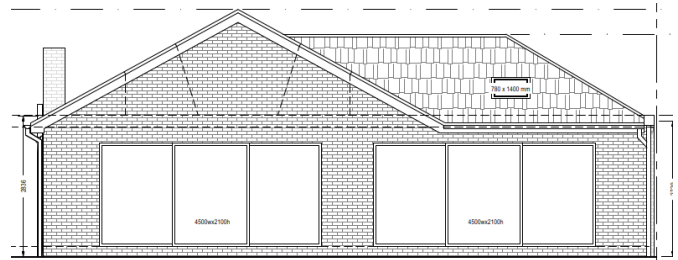
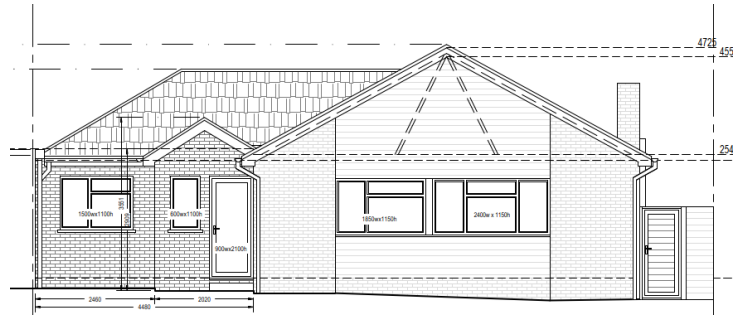
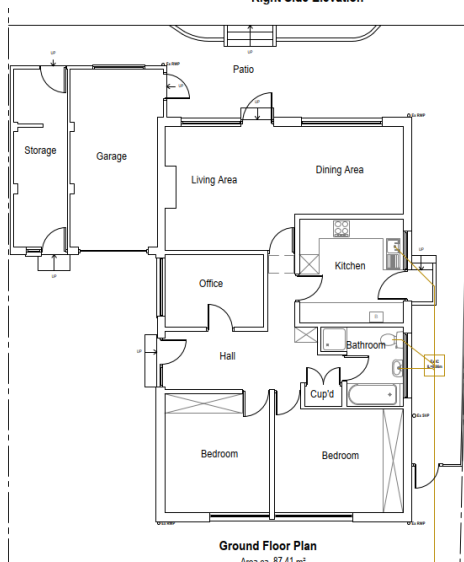
Rear Elevation

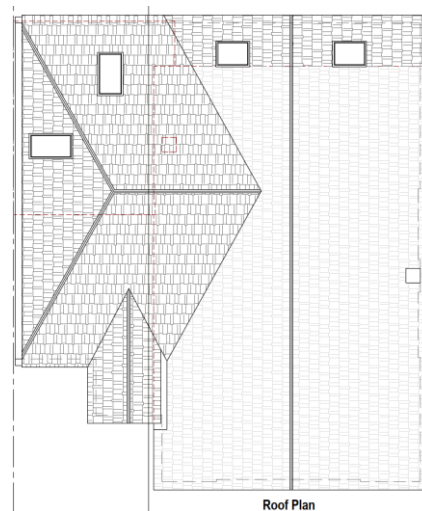
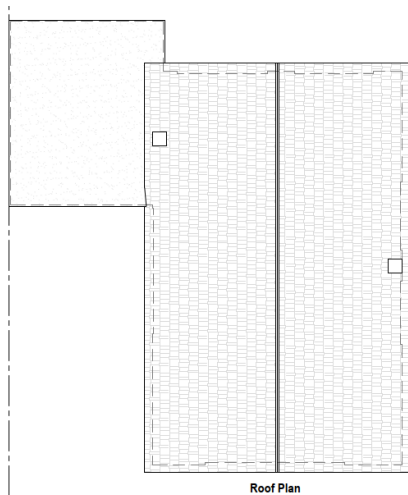


Left Side Elevation



Right Side Elevation



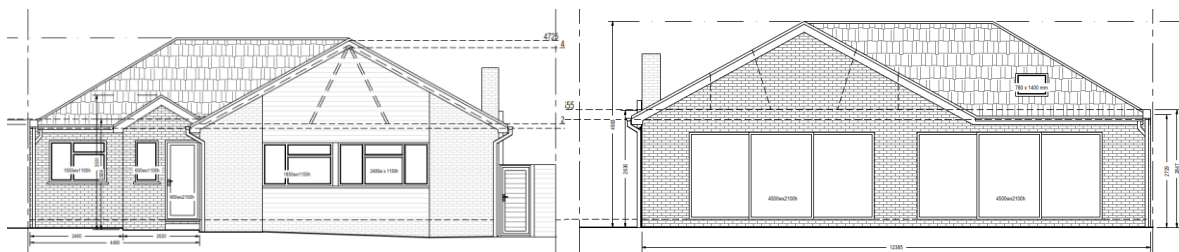


Background

The application site does not have any previous planning history and the conversion of the garage into a habitable room may be permissible without the benefit of planning permission due to there not being any notable planning conditions which restrict this.

The original application proposed a side extension which would be constructed inline with the pitch of the main dwelling. Due to concerns relating to compliance of the proposal with the adopted design guidance and to mitigate the impact of the development on adjoining occupiers the applicant agreed to reduce the height of the side extension to allow for a subservient extension.

The below plans show the previous extension.



Character and Appearance

The application property is a detached bungalow situated within the rural parish of Cobham and within the Meopham Downs Landscape area. The main street scene comprises mostly detached bungalows constructed in the early 60's, they are set within a very attractive well maintained environment. The view is very picturesque on approach, the bungalows have ample front gardens, most of which are laid to lawn with shrubs and flowers. This part of Sallows Shaw comprises even numbered properties while the odd numbers are located outside this section of Sallows Shaw all together. The general character is fairly uniform with many properties having off road parking.

The proposed seeks convert the existing garage into a habitable room and extend it forwards, bringing it closer to the highway and closer to the front elevation of the main dwelling. The properties in Sallows Shaw are set out in a manner that allows the front projection to dominate with smaller extensions and subservient roof forms to the side.



Some of the properties have “L” shaped designs which are their original layouts but generally the main bulk of the dwellings are rectangular in shape with forward facing gables. The proposed extension would bring the existing side projection, which is currently a garage, further forward, it would then add a hipped roof form on top.



Side extensions should appear subservient to the host dwelling and as such should be set below the existing ridge, such set down should not be tokenistic and reflect genuine subservience. Paragraph 9.2 of The Council’s adopted design guidance states:

....all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant

The amended plans now reflect an extension which is subordinate to the main dwelling and it is considered that the revised plans now comply with CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

Post development the resultant garden space will be compliant, and the rooms will all be served with adequate light and outlook. The proposal will safeguard future occupier amenity in line with the requirements of SPG2 – Residential Layout Guidance 2020.

Neighbouring Amenity

The application site is situated between No's 24 and 20 Sallows Shaw. No 20 is located to the south of the site, the main bulk of the proposed development is located to the north. The rear extension will see a continuation of the existing roof for 1.35m, given that both No 22 and No 20 are located away from the common boundaries and taking into consideration, the path of the sun, the proposed development is not considered to harm light or outlook enjoyed by No.20.

In terms of privacy, there are two windows in the flank elevation which face towards No.20, one is an existing bathroom window and the second window currently serves a kitchen but will be altered to serve a w.c. Should permission be forthcoming the proposed window could be conditioned so that it is obscure glazed and top hung to maintain privacy.



The property located to the North is No 24 Sallows Shaw, this property will be most affected by the development as the bulk of the extension will be situated on the shared boundary with this property. The proposed extension will increase the height and will span along a larger section of the shared boundary, however it is considered that the amended plans have reduced any meaningful impact.

The below floor plan has been retrieved for the property known as No 24 Sallows Shaw, as can be seen from this layout the kitchen window will be most affected by the proposed extension. It should be noted that a kitchen in isolation is not afforded the same level of safeguarding than if it was a kitchen/diner. The existing kitchen faces towards the applicants own garage and it is considered that the introduction of a hipped roof would not cause any further impact.



The proposal will safeguard neighbouring occupier amenity in line with the requirements of SPG2 – Residential Layout Guidance 2020.

Parking and Highways

The proposed development will result in the loss of a garage space, however it will maintain the number of bedrooms.

The site current has a driveway which can accommodate a number of cars in tandem, post development the driveway will be shortened, however there is still adequate depth to accommodate two vehicles thus satisfying parking requirements. The proposal is therefore compliant with KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - 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 is recommended 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:	03/11/2025	Dated:	3rd November 2025