

Delegated Report

Householder Planning Application

Planning Application No: 20260179

Location: Jonita Wrotham Road Meopham Gravesend

Description: External alterations including raised walls and double hipped roof and erection of front porch.

Applicant: Mr Nathan Allgood

Site Visit Date: 07 April 2026

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. ALL-1225-01 Sheet 1 Existing and proposed ground floor layouts, block and roof plans and location plan;
Drawing no. ALL-1225-01 Sheet 2 Existing and proposed first floor layouts and section; and
Drawing no. ALL-1225-01 Sheet 3 Existing and proposed elevations and section.

Procedural Issues

The name of the application site is shown as Oaken View on site and on the submitted site location plan. However, on the planning application form and on the OS base plan, the site is known as Jonita. For the avoidance of doubt, the application has been determined with reference to the name Jonita and the extent of the site is that as shown on the submitted site location plan.

It should be noted that the original description for the application was 'Raised Ridge to provide larger living space on first floor with internal alterations on ground floor'. Following the case officer's request, the description was amended to that shown at the top of this report. A second round of publicity to neighbours was undertaken following the amended wording.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251179	Erection of storage outbuilding in front garden.	Permitted	15.01.2026
19900668	Erection of single storey side extension to form enlarged kitchen, lobby and w.c.	Permitted	25.10.1990
19750727	Erection of double garage and pergola at front	Permitted	13.01.1976
19750407	Erection of car port in front of dwelling house	Refused	10.08.1975
19600045	Conversion of roof space into bedrooms and extension to kitchen.	Permitted	11.03.1960
19530088	Erection of bungalow	Permitted	04.06.1953

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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

Meopham Parish Council

No response received.

Neighbouring properties

The application was publicised on two occasions to 13 neighbouring properties by letter. No representations have been received. The overall consultation period expired on 20.03.2026.

Officer's Analysis

Design, Character and Appearance

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.

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 proposed development would comprise of raised walls and the erection of a double hipped roof in a valley style (with the ridges running north to south) and a front porch. The proposal would add a significantly larger second storey to a relatively modest sized bungalow with dormers. The overall height of the building would increase by 1.7 metres and the proposed porch would have a width of 2.9 metres, a depth of 1.2 metres and a height of 3.6 metres.

The application property sits between two much larger buildings, nos. 1-5 Sunningdale Court, Wrotham Road, which is a two storey building with habitable roof space containing flats and Colinwood, Wrotham Road, one of a pair of two storey, semi-detached dwellings. The surrounding street scene contains a variety of dwelling types and styles and as such, the proposed development would not look out of place.

Although the proposal would result in a significant increase built development and result in the loss of a smaller dwelling, the design approach would tidy the appearance of the building, by losing the somewhat cluttered appearance of the existing ground floor extensions and would reduce bulk overall, by including a valley style roof. It is noted that the footprint of the dwelling would remain almost the same.

The proposed external facing materials are not annotated on the drawings but the application form states that white cladding would be used for the walls and the roof would be plain tiled. The drawings show areas of render, cladding and brick for the proposed walls, which are likely to be acceptable in the surrounding context. However, in order to ensure that the details of the proposed materials are appropriate, these should be subject to approval via a planning condition on any planning permission granted.

Overall, the proposed development would have a general design that would match with the existing built development, both at the site and in the surrounding area and would not have an adverse impact on the character or appearance of the surrounding landscape. Therefore, the proposal would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Amenity of Future Occupiers

The proposed bedrooms would exceed the minimum floor area requirements for a double bedroom in the Nationally Described Space Standard (2015) and there would be no alteration to the existing garden, which exceeds the requirement for a dwelling with four or more bedrooms in the Residential Layout Guidelines (June 2020).

The proposed development would improve the living conditions for future occupiers and as such, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

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 set 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.

For properties located to the rear (1 New Road) and front of the application site (Nevil House, Nevil Cottage and 2 Nevil Place, Wrotham Road), privacy distances of over 30 metres would mean that there would be no adverse overlooking impacts from any of the proposed windows, to their residential occupiers.

In the proposed side elevation facing Colinwood, Wrotham Road, a first floor bathroom window is proposed. However, subject to this window being conditioned to be obscure glazed and non-opening below 1.7 metres above floor level, then there would be no adverse overlooking impacts.

In the proposed side elevation facing Sunningdale Court, Wrotham Road, two first floor en-suite windows are proposed. However, subject to these windows being conditioned to be obscure glazed and non-opening below 1.7 metres above floor level, then there would be no adverse overlooking impacts.

It is noted that there would be some direct and oblique views from the proposed first floor rear windows to the front and side windows at nos. 6-11 Sunningdale Court. The privacy distances would range between some 16 and 25 metres. However, there is mature vegetation on the boundary that provides some screening and the existing rear dormers at the application property already cause similar overlooking impacts. As such, any adverse overlooking impacts would not be so significant as to warrant a refusal of the application.

Colinwood, Wrotham Road is set forward of the application property and has a rear conservatory that appears to be in use as a utility room, located closest to the boundary with the application site. There is also a first floor, side window (likely to be a hallway) and a first floor rear window (likely to be a bathroom) located close to the side boundary with the application site. The conservatory and rear window are likely to be subject to some adverse overshadowing and overbearing impacts but due to the layout, separation and orientation of the properties, these would not be so significant as to warrant a refusal of planning permission. The closest habitable room window (first floor bedroom window) meets the 45 degree test in terms of overshadowing, as identified below;



Given that the 45 degree line is not breached and the distance between the properties (approx. 3m) there is no detrimental impact on Colinwood. The outlook will be altered, but this will not affect neighbouring amenity in planning terms.

The building comprising nos. 1-5 Sunningdale Court, Wrotham Road is set forward of the application property and has a first floor window, in the side elevation facing the application site and a rear dormer and first floor rear window, located closest to the boundary with the application site. Due to the layout, separation and orientation of the properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of nos. 1-5 Sunningdale Court.

The building comprising nos. 6-11 Sunningdale Court, Wrotham Road is set behind the application property and has various windows that face the application site. Due to the layout, separation and orientation of the properties, there would be no adverse overshadowing or overbearing impacts to the occupiers of nos. 1-5 Sunningdale Court.

In order to prevent any future loss of privacy to neighbours, any planning permission granted should be conditioned to preclude the insertion of any windows or openings in the side elevations of the proposed development.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The application property has four bedrooms (but would increase to five as a result of this proposal) and on-site parking for at least three vehicles, in an existing garage and on the site frontage. The proposed development would not adversely impact upon the existing vehicle parking or access arrangements and as such, would be acceptable in highways terms and 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.

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 2. However, as the proposed development is within the confines of an existing residential garden and only a small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Suggested Conditions

Time Limit

Development in accordance with the approved plans

Submission of materials details

Obscure glazing and non-opening for en-suite/w.c. windows

No further first floor openings in flank elevations

Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:	K Joyce	Signed:	f Walsh
Dated:	9th April 2026	Dated:	10 April 2026