

Sunnyside, Round Street, Cobham, Gravesend, DA13 9AY.

Lawful Development Application Proposed.

Part Single/Part Two Storey Rear Extension and Single Storey Side Extension.

Sunnyside is a semi-detached two storey house with attached stable building located to the rear of the house. Beside the stable building is a more modern garage with attached store to the rear.

There are a number of garden buildings located behind and to the left side of the house.

A narrow drive runs up from Round Street alongside the house up to the garage with Sunnyside located on ground about 1.2 metres higher than the road.

The garden plot is triangular in shape extending behind the house and north along Round Street. To the east of the house and garden is a large wooded area. To the west of Round Street there are paddocks, farm buildings some distance to the west and a pair of cottages slightly to the north of Sunnyside.

The proposal.

The proposed extensions are a part single/part two storey rear extension to the original rear wall of the house with the height of the extension being no more than 3 metres within 2 metres of the boundary and a single storey side extension with the height no greater than 3 metres. The current toilet extension at the rear of the house will be demolished.

The extensions will be in facing brick to match the existing house elevations with roof tiles to match on the pitched roofs and single ply membrane to the flat roofs.

The adjoining house, Broadview, has a single storey rear extension of about 5 metres in depth which adjoins the boundary and which has an existing pitched and hipped roof. The photograph below shows this extension as well as the pitched roof over the toilet extension to Sunnyside which runs up the side wall of the neighbouring extension. The existing extension to the rear of Broadview will complete screen the proposed rear extension from view.

The house is set back from the lane with hedges lining both sides of the lane and with the nearest neighbouring properties that look towards this house, some distance away. With natural landscaping, hedges, the narrow lane and mature trees and woodland to the rear of the house, we do not consider there is any harmful visual impact from these extensions.



Planning

A pre-application enquiry was submitted in respect to proposals to extend the house to the rear by way of a two storey extension to provide a home for a family of four.

The pre-application response said the house is located in a National Landscape Area. By email dated 3rd July 2025, Mrs Fisher confirmed that the house is not in a National Landscape Area.

Looking at the brickwork to the rear elevation and detailing around the rear windows at ground at first floors, it's clear that the rear wall was a straight wall across the whole of the rear elevation.

The extensions proposed are permitted development under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. House extensions come under Class A.

The extensions proposed are permitted development with the part single/part two storey rear extension extending no more than 3 metres from the original rear wall of the house and having an eaves height no more than 3 metres in height within 2 metres of the side boundary. The eaves height shall not be above the existing first floor eaves height and the roof will not extend above the height of the roof.

In addition, a single storey side extension is proposed with a height less than 3 metres and width shall be no more than half the width of the original house.

This extension will not result in more than 50% of the curtilage being developed. As can be seen from the red lined plan, this house sits within a large garden which extends to a good depth behind the house and along the roadside to the east a long distance. Therefore, there is sufficient private garden for this family home.

Design

The external materials will match the main house. The design meets the permitted development requirements.

Access

This house is located in a rural location. Sole Street Railway Station is within walking distance and busses run through Sole Street towards Meopham and Vigo or towards Higham, Cliffe and then to Chatham Bus Station in the other direction. In reality travel by car is likely to be the preferred method of transport. The drive provides parking for 3 to 4 cars. At a later stage the applicants are likely to apply to widen the drive to improve its useability.

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