



Delegated Report

Householder Planning Application

Planning Application No: 20250259

Location: 1 Strand Close Meopham Gravesend Kent

Description: Erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.

Applicant: Mr L Jameson

Site Visit Date: Previous visits – 14 April & 16 November 2023

Submitted Documents/Plans

- Application form;
- OS Plan;
- Drawing no. LJ/24/1 – Proposed Two Storey Rear & Side Extension, Ground Floor Front & Side Extension;
- Drawing no. LJ/24/2 – Existing Ground Floor, First Floor and Elevations, Existing Roof Plan; and
- Drawing no. LJ/3 Rev. A – Proposed Roof Plan, Proposed Block Plan Showing Proposed Garden Level.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240545	Erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.	Refused Dismissed on Appeal	13.08.2024 17.02.2025
20240050	Erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.	Refused	17.04.2024
20230142	Erection of a proposed two storey side extension and ground floor front extension.	Refused	17.04.2023
20210468	Erection of a single storey rear/side infill extension, new pitched roof to replace flat roof on existing ground floor side extension and alterations to rear garden retaining wall and steps.	Permitted	02.06.2021

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 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);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

No response from:

- Meopham Parish Councillor
- Ward Councillors

Neighbouring properties

8 surrounding properties were consulted – overall consultation expiry date was 15.04.2025 – two responses received, one an objection and one in support.

The comments can be summarised as follows:

Objection

- Rear extension will still have an overbearing effect and will considerably reduce the light to their kitchen
- Will block out what little view of the road they have;
- Disagrees with Inspector's view that the proposed development would not harm the living conditions of the occupant of no. 45;
- The rear extension would clearly block out a great deal of light and massively obstruct the view which would be much greater in winter months;
- Provision of fixed obscure glazed windows makes no difference.

Support

Appeal decision is a key consideration

- Application is same as the refused application except now windows are proposed in the rear elevation of the rear extension at ground and first floor levels which should be secured by planning condition;
- Finds the Inspector's conclusion that the only issue was the blank and featureless rear elevation astonishing however it will no longer be blank and featureless as will have windows;
- Inspector agreed that proposal would not harm occupiers of the property;
- Inspector found the proposal would not harm occupiers of the property.

Officer's Analysis

This application is a re-submission of application ref. 20240545 which was for Erection of part two storey side and rear extension and part single storey side and front extension with the excavation of the garden and erection of a new retaining wall.

Application ref. 20240545 was refused on the following three grounds:

- 1. The proposed two storey rear extension element of the proposal by virtue of its blank and windowless rear elevation would create an incongruous blank facade and resultant unacceptable appearance to the rear of the dwelling which would be harmful to the character of the dwelling and the streetscene. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).*
- 2. The proposal would result in the rear garden depth of the dwelling which is already substandard becoming even more undersized than the existing situation which would be harmful to the amenity and living conditions of existing and future occupiers of the dwelling. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).*
- 3. The two storey rear extension element of the proposal by virtue of its siting and proximity to the neighbouring dwelling no. 45 Huntingfield Road would generally be an overbearing and unneighbourly form of development which would be harmful to the amenity of existing and proposed occupiers of that dwelling. As such in respect of neighbouring amenity the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).*

The applicant appealed the refusal and the appeal was dismissed with the Inspector agreeing with the Council on ground 1 but not agreeing with them on grounds 2 or 3.

It therefore needs to be seen in this latest application whether ground 1 has now been resolved and whether all other matters are also acceptable.

The principle considerations in the assessment of the application are as follows:

Design, Character and Appearance

This matter related to ground of refusal no. 1 of application ref. 20240545.

The application property consists of an end of terrace dwelling on a corner plot at the junction of Strand Close and Huntingfield Road. The area is characterised by other terraces and also semi-detached dwellings.

In the previous decision it was considered that the proposal would be harmful to the character and appearance of the area. This was because of the blank and featureless rear elevation of the extension

which had been designed to overcome overlooking. The Inspector stated it would be an uncharacteristic addition to the property which would be out of keeping with the area and therefore harmful to public views when looking eastwards along Huntingfield Road.

In this current application the proposed two storey rear extension would now have windows in the rear elevation, one at ground floor and one at first floor level. This has therefore resolved the previous issue of the blank and featureless rear elevation.

For overall completeness, the below provides the assessment on all other design aspects for the proposed extensions.

In respect of the proposed part two storey part first floor side extension element of the proposal, the first floor element would be built in line with the building line in Huntingfield Road. The ground element is proposed to project beyond the building line and although ideally the whole of the two storey side extension would be in line with the building line in Huntingfield Road the fact that the first floor element would be is the most important factor. The part two storey part single storey side extension is acceptable in respect of its width as the first floor element would be only 2.1m in width and the ground floor element would be 2.8m, therefore less than half the width of the host dwelling. The ridgeline would not be set down but would be built in line with the ridgeline of the host dwelling, it is considered that as the extension would be set back from the front wall at first floor and given the very modest width of the extension particularly at first floor level then the lack of set down is acceptable on this occasion. The front of the side element would not be set back at ground floor as this is where the proposed single storey front extension is proposed but given that this is at ground floor level only the projection is considered acceptable; it would be of modest depth and not project beyond the building line in Strand Close. The proposed single storey front extension and ground floor element of the side extension would have a pitched roof which would be in keeping with the host dwelling and the two storey element would have a pitched roof with gable end which would be in keeping also.

In respect of the proposed two storey rear extension this would be 3.3m in depth and would extend out half from the existing dwelling and the rest behind the proposed two storey side extension all as one extension. It would have a hipped roof which would sit just down from the ridgeline of the host dwelling. It is not a small extension but there is half of the rear of the original dwelling that would still be visible and although the roof would ideally be set lower down to be more subservient, it would at least be set down just below the ridgeline of the host dwelling. Its depth would be 3.3m which is subservient to the existing depth of the dwelling which is 7.5m. As stated, the issue with the blank and featureless rear elevation has now been resolved.

As such in respect of design, character and appearance the proposal is now considered acceptable and compliant with Policy CS19 (LPCS) and section 12 of the NPPF (2024). In this respect ground of refusal no. 1 of application ref. 20240545 has been resolved.

Landscape Character

The site is located in the Meopham Downs Landscape Character Area. As the proposal is for extensions to a property in a built-up area of housing within the rural settlement of Hook Green, it is considered there would be no harmful impact on the surrounding landscape character and in this respect the proposal is compliant with Policy CS12 (LPCS).

Amenity of Occupiers

This matter related to ground of refusal no. 2 of application ref. 20240545.

It was considered by the Council that the proposal would result in an undersized garden depth which is already undersized and would be between 3m – 6.5m depth.

The Inspector considered that there would be an improvement to the existing garden by the proposed

levelling out works that were proposed to the garden and that whilst the proposed development would not meet the Council's adopted minimum garden depths, they considered that there would be a clear improvement on the form and usability of the rear garden space and this justified deviating from the Council's Supplementary Planning Document (SPG2) in this case.

The proposed extension is the same as previously proposed as is the proposed levelling works to the garden and the garden area and depth is the same size as previously proposed. Therefore, given the Inspector's findings no further comment is made in regard to the undersized garden.

As such the proposal in respect of occupier amenity is now considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024) and in this regard ground of refusal no. 2 of application ref. 20240545 has been resolved.

Neighbouring Amenity

This matter related to ground of refusal no. 3 of application ref. 20240545.

It was considered by the Council that the proposal would have had an overbearing and unneighbourly impact on the neighbouring property no. 45 Huntingfield Road.

The Inspector did not agree with this finding by the Council and considered that the proposal would not impact on no. 45 as the rear extension would be set at a lower ground level and the outlook from no. 45 would be more akin to a rear extension. They therefore concluded that there would be no harm to the living conditions of no. 45 at all from the proposed development.

The proposed extension is the same as previously proposed in terms of size etc. the only difference being that windows are now proposed in the rear elevation of the two storey rear extension.

Given the Inspector's findings that due to the rear extension being set at a lower level it would have no impact on the outlook of no. 45, this is accepted and no further comment is made in regard to this matter.

A new element of this proposal is that two windows are proposed in the rear of the proposed two storey rear extension, one at ground floor level to serve a dining room and one at first floor level to serve a bedroom. Both are habitable windows and it is said they would be fixed shut obscure glazed windows. As such, fixed shut obscure glazed windows would not cause overlooking from those windows to the windows in the flank of no. 45 Huntingfield Road.

There were deemed to be no issues in respect of the impact on no. 3 Strand Close but for completeness this assessment is given below:

No. 3 Strand Close

The proposed two storey rear extension element of the proposal would not project beyond the 45 degree line on either plan or elevation therefore denoting there would be no overshadowing or loss of light. There is a window proposed in the north flank elevation of the proposed rear extension element at first floor level which would serve an en-suite. It is shown that it would be obscure glazed. It is a non-habitable room, if permission were to be forthcoming it could be acceptable subject to conditioning that the window must be obscure glazed and non-openable except 1.7m above the floor level of the room. This is in order to ensure no overlooking to no. 3 Strand Close.

Due to the siting and distance of the proposal from any other neighbouring properties there would be no impact on any other neighbouring properties with regards overshadowing, loss of light or overlooking.

As such the proposal in respect of neighbouring amenity is now considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024) and in this regard ground of refusal no. 3 of application ref. 20240545 has been resolved.

Parking and Highway Safety

Under the proposals the dwelling would remain a three bedroom property and there would be no altering of the existing parking provision. It is therefore considered that the proposal would be acceptable with regards parking and highway safety and in this regard the proposal would be compliant with saved Policy P3 (LPFR).

Archaeology

The site is located in an area of Archaeological Potential but in the previous application KCC Heritage confirmed that the proposals were unlikely to have a significant below-ground archaeological impact. It is therefore considered there is no need for any archaeological work or watching brief condition in this case, should permission be forthcoming. In respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

Previous application ref. 20250545 was refused on three grounds of refusal. The applicant appealed this refusal and the Inspector agreed with the Council on the first ground of refusal (design, character and appearance) but not the second (occupier amenity) or the third (neighbouring amenity). In respect of the first ground of refusal the Inspector found that as proposed development would not be acceptable as the two storey rear extension would have a blank and featureless rear elevation.

In this re-submission the applicant has now addressed ground of refusal no. 1 as windows are now proposed to the rear elevation of the two storey rear extension so it will now not be a blank and featureless rear elevation. The proposal is acceptable as before in terms of all other elements in respect of design, character and appearance

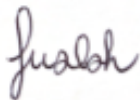
The Inspector found the proposal to be acceptable in respect of occupier amenity and neighbouring amenity (grounds 2 & 3) and this is therefore accepted.

The proposal is also acceptable in respect of landscape character and parking and highway safety as was the case with the previous proposal.

As such it is considered that the proposal is acceptable in respect of design, character and appearance, landscape character, occupier amenity, neighbouring amenity, parking and highway safety and archaeology. The proposal is compliant with local and national planning policy and ground nos. 1, 2 & 3 of planning permission ref. 20250545 have been addressed.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	8th May 2025	Dated:	09 May 2025

