

Delegated Report

Householder Planning Application

Planning Application No: 20250397

Location: 77 Cheyne Walk Meopham Gravesend Kent

Description: Demolition of existing garage and erection of a single storey side extension

Applicant: Mr Phillip Aldred

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 11/04/2025;
Site Location Plan;
Block Plan – Existing;
Block Plan – Proposed;
Drawing Number HPA/04/25/1 (Floor Plans and Elevations – Existing); and
Drawing Number HPA/04/25/2 (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20171231	Erection of a two storey side extension and single storey front extension.	Permitted	19.01.2018
20000483	Erection of a conservatory at the rear.	Permitted	09.08.2000

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

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

Consultees

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

4 surrounding properties were consulted and no comments received. The consultation period ended on 02.06.2025.

Officer's Analysis

Design, Character and Appearance

77 Cheyne Walk is a semi-detached dwellinghouse located on the north side of Cheyne Walk in the rural village of Meopham, inset from the Green Belt. The property is part soft landscaped to the frontage with garage and hard standing for off road parking. The property has previously been extended by a single storey to the front and to the rear.



The application proposes the demolition of the existing garage and the erection of a single storey side extension.

The extension will have a flat roof at a height of 3m and a maximum height of 3.25m inclusive of roof lantern. It will project from the flank elevation by 3.03m and have a depth of 7.10m. The extension will create space for a storage area to the front and a playroom to the rear. The extension will be constructed with a brick finish to match the host dwelling, with a UPVC window to the rear serving the playroom and a replacement garage door to the front, serving the storage area.

Overall, the development is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene and is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The application site would retain an area of approx. 95m² and a depth of 12.6m in accordance with Gravesham's Residential Layout Guidelines for a three bedroom property.

Therefore, the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposed extension is of a modest height and set away from neighbouring properties. As such, the proposal is not considered to have a detrimental impact on the amenity of neighbouring properties in terms of outlook or loss of light.

The application does not introduce any habitable windows to the flank elevations and therefore there are no concerns with neighbouring privacy.

Overall, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

Whilst the application results in the loss of the existing garage, the application site retains sufficient off road parking. As such there are no parking and highways concerns with the application.

Any Other Material Planning Considerations

Impact on the Landscape

The application site is inset from the Green Belt and located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

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.

The proposed development would not have a detrimental impact on the character of the landscape, by virtue of its location within the rural settlement.

Contamination

As the proposed outbuilding is used as a garage, there could be some contamination in terms of oil and other contaminants derived. Therefore, a watching brief condition will be included.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	17th June 2025	Dated:	23rd June 2025