



Delegated Report

Householder Planning Application

Planning Application No: 20250319

Location: 26 Orchard Drive Meopham Gravesend Kent

Description: Demolition of existing garage, utility and rear dining room. Erection of single storey rear/side extension to create new garage, utility and kitchen/diner with roof lights, solar panels and alterations to fenestration.

Applicant: Amie Walsh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 31/03/2025;
Site Location Plan;
Block Plan – Existing;
Drawing Number 02B (Block Plan – Proposed);
Drawing Number 03 (Floor Plans – Existing);
Drawing Number 04 (Roof Plan – Existing);
Drawing Number 05 (Elevations and Section – Existing);
Drawing Number 06 (REVISED Floor Plans – Proposed);
Drawing Number 07 (REVISED Roof Plans – Proposed); and
Drawing Number 08 (REVISED Elevations and Section – Proposed).

~~Drawing Number 06 (SUPERSEDED Floor Plans – Proposed);~~
~~Drawing Number 07 (SUPERSEDED Roof Plans – Proposed); and~~
~~Drawing Number 08 (SUPERSEDED Elevations and Section – Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20190218	Application for a Lawful Development Certificate for the proposed hip end to gable end alteration and construction of a dormer extension in the rear roof slope, with a Juliette balcony, 3no. roof lights in the front roof slope and conversion of the roof space into habitable rooms.	Certificate Granted	01.05.2019
19540045	Erection of 21 pairs of semi-detached bungalows and 12 detached bungalows	Permitted	04.08.1954

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

Parish Council – No comment received

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 7th April 2025. No responses were received and the consultation period ended on 2nd May 2025.

Officer's Analysis

Design, Character and Appearance

26 Orchard Drive is a semi detached bungalow located on the western side of Orchard Drive, in the rural area of Meopham, inset from the Green Belt. The application site is soft landscaped to the frontage with hardstanding driveway and garage. The property has previously been extended with a hip to gable alteration and rear dormer to the roof.



The application proposes the demolition of the existing garage, utility and rear dining room and the erection of a single storey rear/side extension to create new garage, utility and kitchen/diner with roof lights, solar panels and alterations to fenestration.

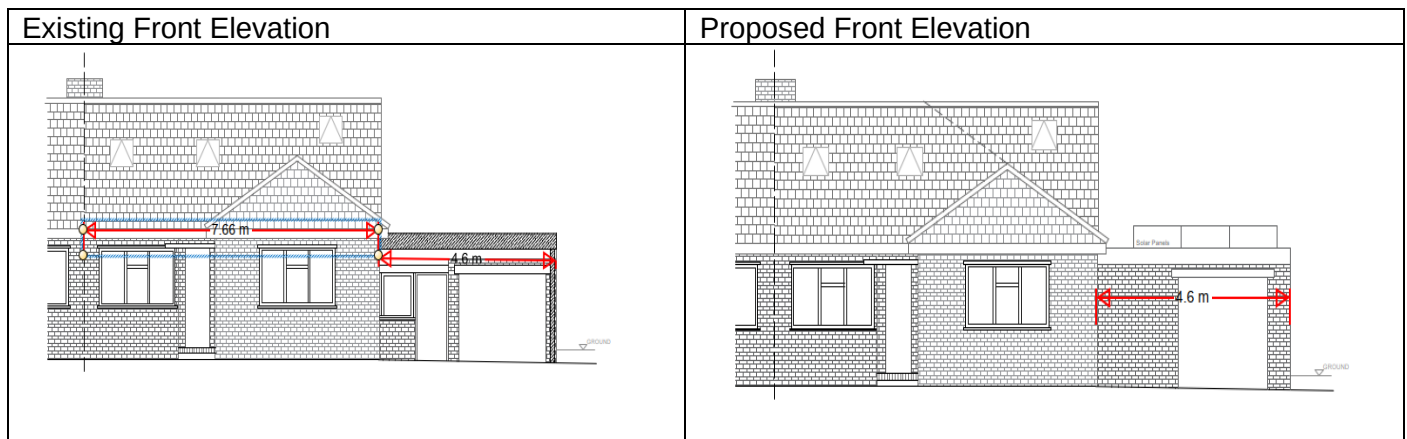
The single storey rear extension has been designed with a flat roof at a maximum height of 2.74m, a width of 7.5m. The single storey side extension will have a flat roof also at a height of 2.74m and will project from the flank elevation by 4.6m, following the original width of the existing garage.

The proposal will create space for a larger open plan kitchen / dining area and reconfiguration of utility area with entrance door. The proposal will retain a garage / storage area which would be reduced from 2.9m to 2.12m in width. There will be bi-fold door and patio doors with 4no windows to the rear elevation, serving the kitchen / dining areas, with 2no roof lights. The application proposes a window and door serving the garage / storage area. There will be a replacement garage door to front elevation of the side extension. The extensions will be constructed with a red brick finish to front and side elevation to match the existing dwelling with cladding to rear to match existing rear dormer and gable end and Upvc windows and doors to also match the existing dwelling.

Gravesham Householder Extensions/Alterations Design Guide (2021) sets out design expectations for side extensions, including the below:

- Width: Extensions should generally be no greater than half the width of the original building.

The proposed side extension would measure a width of 4.6m, which is over half of the original 7.66m width of the host dwelling and as such would be contrary to Gravesham's Householder Design Guidance as set out above.



However, in terms of projection from the flank elevation, the proposed side extension will follow the same footprint as the original side garage, which are also a common feature within the surrounding street scene. As such the side extension is not considered to be detrimental to the host dwelling or the wider street scene and it would be unreasonable to refuse the application on this matter.

Gravesham Householder Extensions/Alterations Design Guide (2021) for side extensions also sets out:

- Design: Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided.

The proposed side extension has been designed with a flat roof and as such would be contrary to the design guidance above. However, the side extension would replace that of the original flat roof garage of the host dwelling. Furthermore, many of the neighbouring properties have retained the flat roof side garage and as such is considered a common feature of the existing street scene, as shown below:





Therefore the proposed flat roof side extension is not considered to be detrimental to the host dwelling or the wider street scene and as such it would be unreasonable to refuse the application on this matter.

The application also proposes 6no solar panels located to the rear of the side extension. Cumulatively, the panels will span a width of 2.38m, a depth of 2.5m and will project from the roof by a maximum of 0.4m:

Proposed Side Elevation	Proposed Roof Plan

The proposed solar panels are considered to be modest in relation to the host dwelling, will be set back towards the rear of the property and as such will not have a detrimental impact on the application site or the surrounding street scene.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will not have a detrimental impact on the street scene. Therefore, the application 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 269.98m² and a depth of 21.5m in accordance with Gravesham's Residential Layout Guidelines.

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 as such, with existing boundary treatments in place, 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

The proposal would retain sufficient off road parking for a three bedroom property and as such there are no concerns with parking and highways in relation to 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.

It is unlikely that the proposed development would have any detrimental impacts 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.

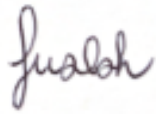
Conclusion

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:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20 th May 2025	Dated:	20 May 2025