

Delegated Report

Application no:	20250987
Location	32 Longfield Road, Meopham, DA13 0EN
Proposal:	Prior approval application for a single storey rear extension with a depth of 5.20 metres, maximum height of 3.00 metres and eaves height of 2.60 metres.
Applicant:	Victoria Harrison

Plans & Documents

- Application Form
- Drawing No: LR-001 (Site Location Map and Existing Block Plan)
- Drawing No: LR-002 (Existing Plans, Elevations and Roof Plan)
- Drawing No: LR-003 (Proposed Plans, Elevations and Roof Plan)

Property Type

The application site is a semi detached bungalow.



Relevant Planning History

Reference	Description	Outcome	Decision Date
20000463	Erection of single storey rear extension to form lounge.	Application Withdrawn	05.07.2000

Development Plan

Due to the nature of this application, the adopted plan and national planning policies are not relevant since it relates to whether the proposed single storey extension requires prior approval.

Planning Legislation

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Consultation, Publicity and Representations

In accordance with the amendments in relation to home extensions under paragraph A.4 (5) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) the following adjoining neighbouring properties were notified of this application;

- 30 Longfield Road
- 11 Evenden Road
- 9 Evenden Road

The expiry date for comments was 23.10.2025 and no comments were received.

As no comments were received, section A.4 (7) of the GPDO has not been triggered and it is therefore not necessary to consider the impact on the amenity of any adjoining premises.

Officer Assessment

Permitted Developments Rights Restrictions

Article 2 (3) Land (AONB, Listed Building Conservation Area)	N
Article 4 Direction	N
Permitted Development Rights Removed/Restricted	N

The google earth image below and submitted plans show that two extensions are already in situ.



The previous extensions mean that works have already commenced on site by way of existing foundations and structures being erected, irrespective of whether the proposed

infill not being built. The proposed will incorporate the existing extensions to form a single large extension. By beginning construction on site this application is therefore contrary to Class A.4 (10) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, which states:

The development must not begin before the occurrence of one of the following –

- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;*
- (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or*
- (c) The expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.*

The rear extension is therefore contrary to Class A.4 (10) of The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

It remains prudent to assess the proposed extension under the criteria of Class A to see whether it meets those criteria:

Class A - The enlargement, improvement or other alteration of a dwellinghouse

A.1	Development is not permitted by Class A if -	Y/N
(a)	permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use)	N
(b)	as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)	N
(c)	the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse	N – Max height 2.5-m
(d)	the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse	N – Max 2.5m (see conclusion)
(e)	the enlarged part of the dwellinghouse would extend beyond a wall which – (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse	N N

(f)	subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height	Y – 5.2m (semi detached) but permitted under g N – MAX 2.5m
(g)	for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	N – 5.2m (semi detached) N – 2.5m
(h)	the enlarged part of the dwellinghouse would have more than a single storey and – (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;	N N
(i)	the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres	N – 2.5m Max
(j)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would – (i) exceed 4 metres in height, (ii) have more than a single storey, or (iii) have a width greater than half the width of the original dwelling; or	N N Y – See Analysis
(ja)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);	Y – Contrary to J(iii)
(k)	it would consist of or include –	N N

	(i) the construction or provision of a verandah, balcony or raised platform, (ii) the installation, alteration or replacement of a microwave antenna, (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or (iv) an alteration to any part of the roof of the dwellinghouse	N N
A.2	In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if –	
(a)	it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	N/A
(b)	the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	N/A
(c)	the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.	N/A
(d)	any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in subparagraphs (b) and (c).	N/A
A.3	Development is permitted by Class A subject to the following conditions –	
(a)	the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	N - No details provided
(b)	any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be – (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	N/A N/A
(c)	where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the	N/A

	enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	
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Analysis

The extension also fails to comply with the criteria of Class A.1 J (iii) and J (a) as the proposed extension will incorporate an existing extension which projects past a side elevation of the original dwelling. The below images show the original property as built

Google earth image from 1992



The below image from 2003 shows an extension has been constructed for which there are no records of planning permission. Works on site are considered to have commenced at this point. Furthermore the extension projects past the flank wall and planning permission would have been required.

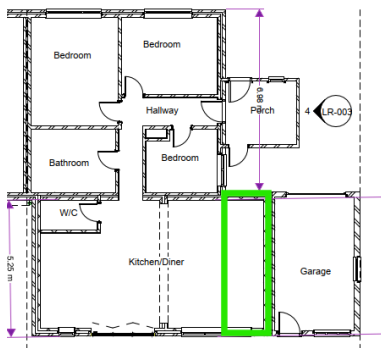


The below image from 2007 shows a further extension by way of a conservatory appears to have been built.



The proposed extension would incorporate the existing extensions and would therefore mean the extension would project past an original side wall of the dwelling. The proposal fails to comply with Schedule 2, Part 1, Class A.1 J(iii) and J(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015

The area highlighted in green shows the section of extension which projects past the side wall.



Class A.3 (a) it states that *“the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;”*

Class A.4 states:

(3) The local planning authority may refuse an application where, in the opinion of the authority—

(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

In this instance there is no submitted details on the proposed finishing materials of the proposed development to ascertain compliance with A.3(a), therefore the proposal fails to comply with Schedule 2, Part 1, Class A.4 (3b) of the Town and Country Planning (General Permitted Development) (England) Order 2015

Conclusion

The proposal fails to comply with Schedule 2, Part 1, Classes A.1 J(iii) and J(a), A.4 (3b) and A.4 (10) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, as the proposed development will project beyond a side wall of the original dwelling, the developer has failed to provide sufficient information and works have already commenced on site. As such the larger homes prior approval procedure cannot be applied for and therefore planning permission would be required.

Recommendation: PRIOR APPROVAL IS REFUSED		
	Name/Signature	Date
Planning Officer		12/11/2025
Principal Planner/ Manager	Richard Hart / R Hart	12 th November 2025