



Delegated Report

Householder Planning Application

Planning Application No: 20260018

Location: 24 New Road Meopham Gravesend Kent

Description: Raising of the roof ridge height to facilitate a loft conversion incorporating two dormers in the rear/side roof slopes and installation of rooflights.
Erection of a front porch and erection of a single storey rear extension with rooflights.

Applicant: Mr P Ceka

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Drawing No.S01 Rev. P3 – REVISED Site Location Plan and Block Plan – Existing;
Drawing No.S02 Rev. P4 – REVISED Block Plan showing Parking Plan – Proposed;
Drawing No.S03 Rev. P3 – REVISED Floor Plans – Existing;
Drawing No.S04 Rev. P3 – REVISED Elevations – Existing;
Drawing No.S05 Rev. P4 – REVISED Floor Plans – Proposed; and
Drawing No.S06 Rev. P4 – REVISED Elevations – Proposed.

Superseded Documents/Plans

~~Drawing No.S01 Rev. P1 – Site Location Plan and Block Plan – Existing;~~
~~Drawing No.S02 Rev. P1 – Parking Plan – Proposed;~~
~~Drawing No.S02 Rev. P1 – Block Plan – Proposed;~~
~~Drawing No.S03 Rev. P1 – Floor Plans – Existing;~~
~~Drawing No.S04 Rev. P1 – Elevations – Existing;~~
~~Drawing No.S05 Rev. P1 – Floor Plans – Proposed; and~~
~~Drawing No.S06 Rev.P1 – Elevations – Proposed.~~

Plan Note

During the course of the assessment of the application it was noted that there were various measurement discrepancies on the plans e.g: the existing length and width of the dwelling did not match the proposed (existing length 19.00m, proposed 18.66m- existing width 9.50m, proposed 9.31m). As such the agent was contacted to amend the plans and revisions were accepted by the Local Planning Authority, with an extension of time agreed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20030816	Construction of dormer extensions in the front and rear roof slopes and two dormer extensions in the eastern side roof slope incorporating alterations to the roof and conversion of	Permitted	19.12.2003

	the roof space into two bedrooms and w.c./shower room.		
19970825	Erection of single storey rear extension to form living room and utility room.	Permitted	26.02.1998
19510168	Erection of a bungalow	Permitted	05.11.1951

Planning History Note

In addition to the planning history set out above, a pre-application enquiry was submitted for a similar proposal, with advice given. There were concerns with the proposal as set out within the enquiry response letter. It therefore stands to be assessed whether these concerns have been addressed and whether this current proposal raises any new concerns.

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

- 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

Meopham Parish Council

No response received.

Local Ward Councillors

No responses received.

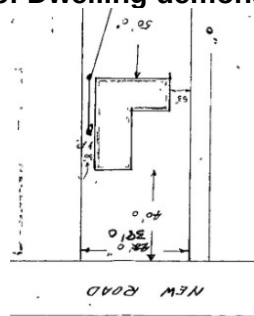
Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 16.02.26.

Site Description:

24 New Road is a detached chalet bungalow style property fronting the northern side of New Road. As evidenced by the planning history of the site, the property has been previously extended.

19510168 Plan of Dwelling demonstrating footprint



Right Move Images



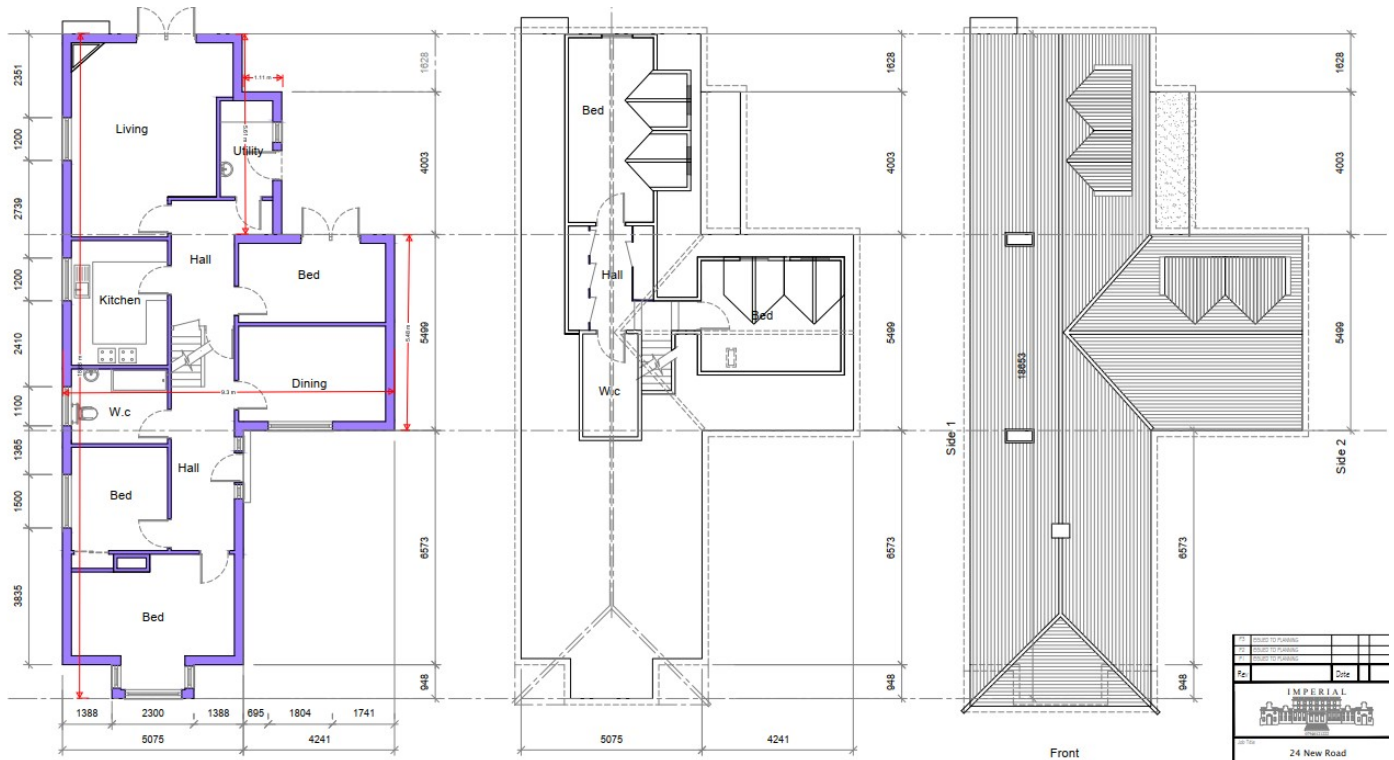


This application proposes the raising of the roof ridge height to facilitate a loft conversion incorporating two dormers in the rear/side roof slopes and installation of rooflights. In addition, the erection of a front porch and erection of a single storey rear extension with rooflights is proposed.

Proposal:

The development would create space for additional room area, including an enlarged living/dining and kitchen area at ground floor level, the relocation of the utility room and the creation of a study. In addition, an ensuite would be created, with a separate WC also included within the plans. At first floor, the existing bedrooms would be enlarged with a new bathroom, cupboard storage and two study rooms that lead on from each other.

Case Officer measurements of the proposal are set out on the plans below in black and red:

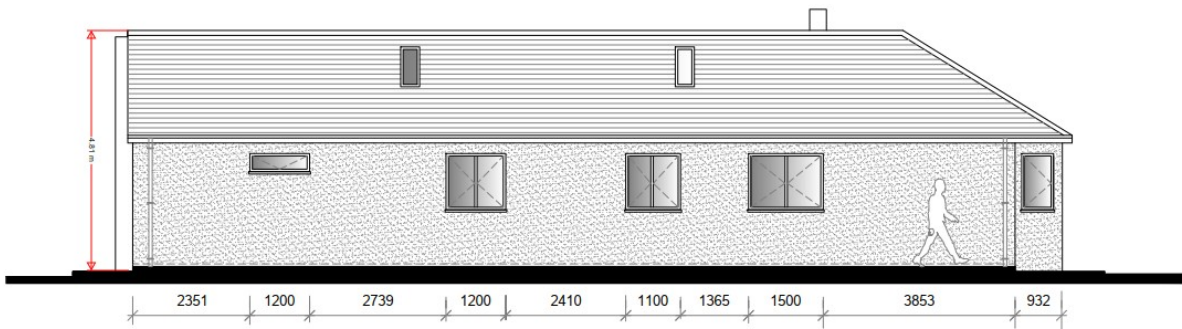


Existing Ground Floor Plan

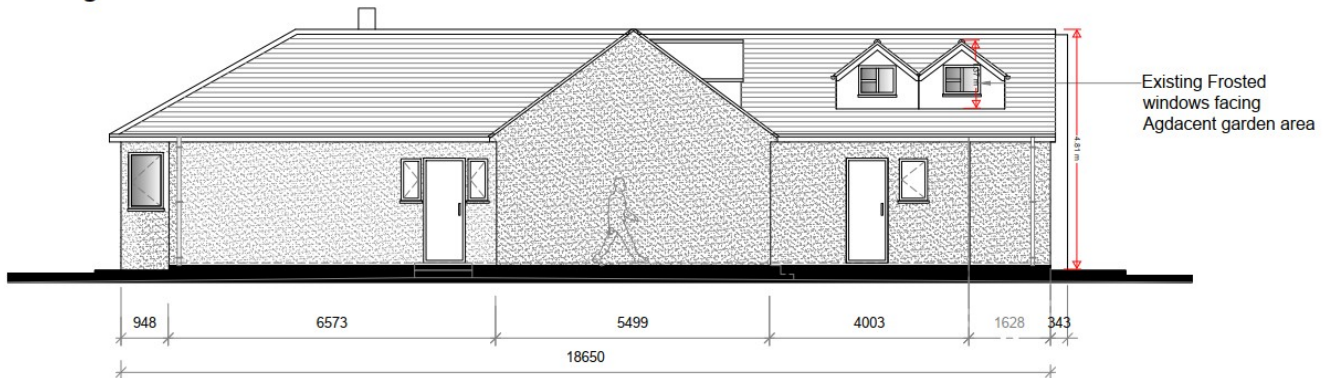
Existing Loft Plan

Existing Roof Plan

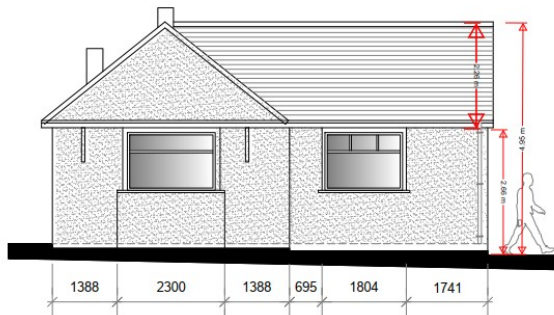
Drawn By	Check By	Date
IMPERIAL		
24 New Road Meopham DA13 9LS		
Existing Plans		
1:50 (P.A.)	1:50 (P.A.)	SEPT 25
51	1000	08A



Existing Side 1



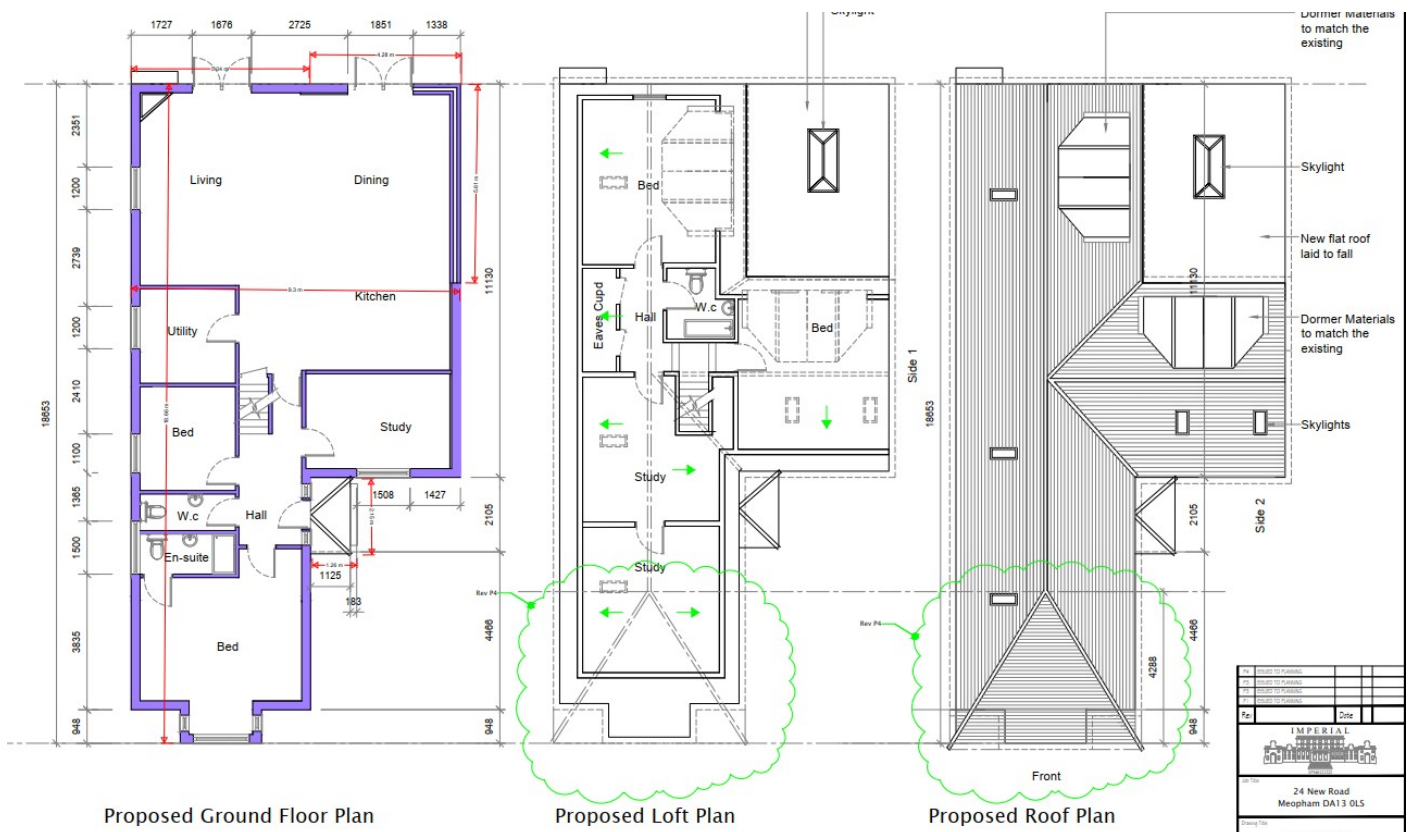
Existing Side 2

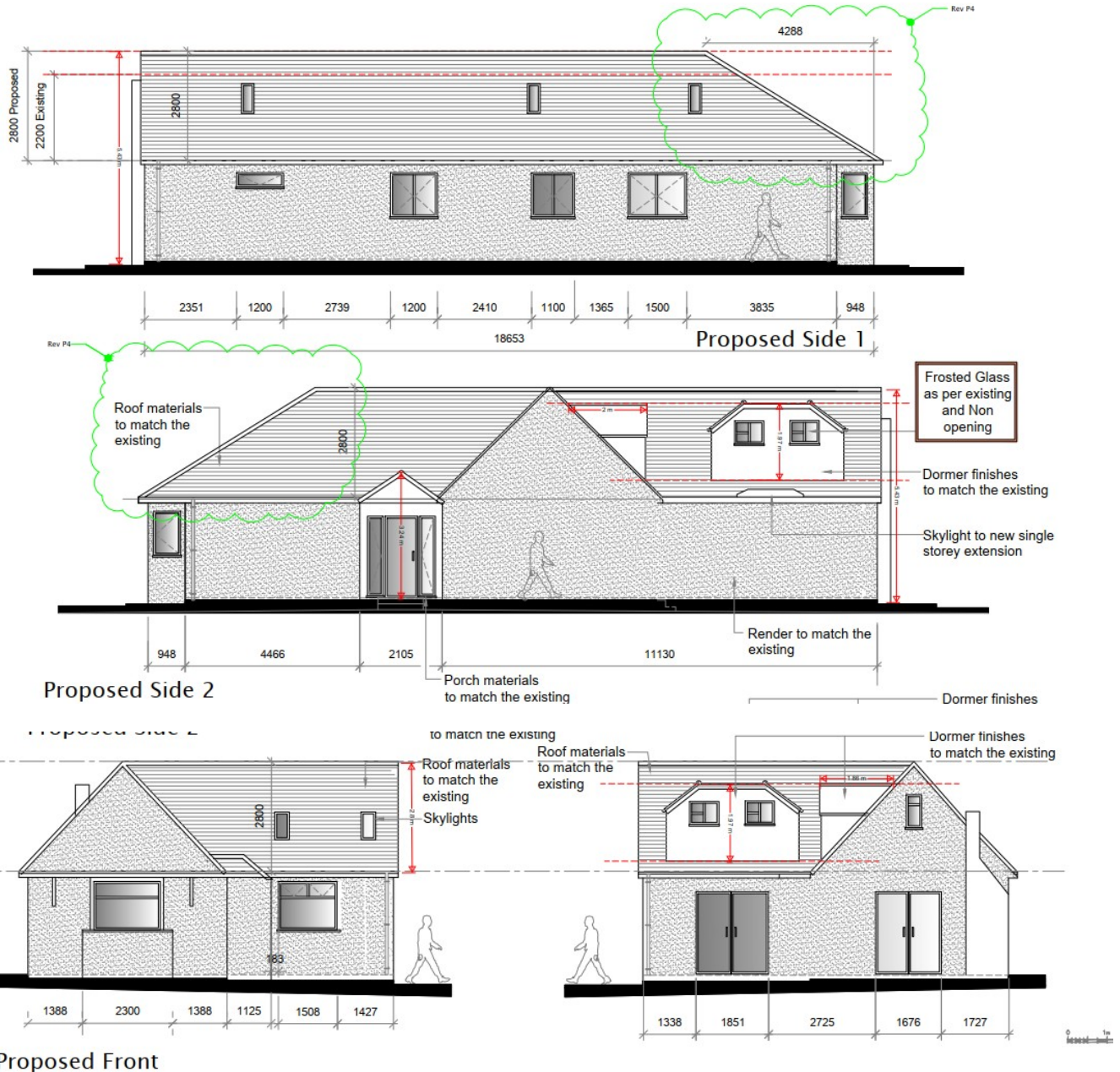


Existing Front



Existing Rear





Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development could be acceptable, providing it would comply with other policy considerations. The key considerations are set out below.

Design, Character and Appearance and Landscape Character Area

The property is situated within the Meopham Downs Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 the overall landscape character and



valued landscapes will be conserved, restored and enhanced.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

As per the plans, the proposed external materials would match the existing dwelling, which is considered to be positive. However, the proposal also needs to meet other design principles in terms of scale, design and character.

As aforementioned above, the dwelling has been previously extended, quite significantly when compared to the original size of the bungalow, which gives the dwelling a very elongated appearance:

Google Image



Proposed Porch

The proposed porch would be set back from the front projection of the dwelling. It would have a hipped roof form and would be a subservient addition to the dwelling. Although the dwelling has been previously extended, this extension would be a minor addition, and is considered to be acceptable in scale. It is not considered to harm the character and appearance of the street scene.

Proposed Single Storey Rear Extension

The proposed single storey extension would essentially be an extension of the existing flat roof extension that serves the utility room. It is unfortunate that the extension roof does not complement the roof of the dwelling, but the extension would be to the rear, which would therefore not impact the street scene. Additionally, flat roofs can help reduce overall bulk and massing. On the plans for the pre-application enquiry the extension was set back from the rear elevation which was considered to be positive in terms of

subservience and not adding undue bulk. It was also highlighted that the extension could be brought in from the flank wall of the existing side projection to further reduce the dominance of the extension, particularly with consideration to the development that has already previously taken place. However, the plans submitted for this application show the extension would not be set in or set back. Although this is unfortunate, this is not considered harmful enough to warrant refusal of the application and therefore on balance the proposal is acceptable.

Proposed Rooflights

The proposed rooflights could potentially fall under permitted development rights. As such, the rooflights, which do not protrude from the roof slope, are considered to be acceptable.

Landscape

The development, within its existing residential setting is not considered to harm the landscape character area.

Proposed Dormers and Raise in Roof Height

The proposed dormer extensions have been reduced in scale since the plans submitted for the pre-application enquiry (which incorporated an L shaped dormer). In addition, the raise in roof height has been reduced. On balance, the proposal is considered to be acceptable, and given the scale of the neighbouring properties- the proposal is not considered to harm the appearance of the street scene.

Overall, in terms of design, character and appearance, the proposed development is considered to accord with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes post development. The development would result in additional space for future occupiers. The plans show that sufficient room area would be provided. The en-suite and bathroom are slightly undersized, however it is considered that sufficient overall facilities are provided within the dwelling. The plans show that light for the study rooms at first floor level would be via rooflights only and the bathroom would not be served by any window. In addition, the study located to the front of the dwelling would have reduced head room. Although this is not ideal, study rooms and bathrooms are not considered to be habitable rooms and as such this would be insufficient grounds to refuse the application.

In terms of garden area, the RLG (2020) sets out the following:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

The plans show there would be sufficient garden depth and area post development. Therefore, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of privacy, loss of outlook or loss of light. It is noted that the dormer windows in the flank elevation facing towards no.22 are proposed to be obscure glazed as per the existing, and fixed shut. In addition, some of the room layout changes would result in bedroom and WC/en-suite windows on the ground floor

facing towards No.26. However, it is considered that this could be overcome with boundary treatments and conditions to ensure the bathroom windows would be obscure glazed.

In terms of the raising of the roof height- this would have potential to impact neighbouring amenity. However, it is considered that there is sufficient distance between the detached dwelling and neighbouring properties to avoid having a detrimental impact. Therefore, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in terms of neighbouring amenity.

Parking and Highways

The plans show a reduction in bedrooms, and that there is off-street parking available within the property frontage. As such there are no concerns in terms of highways and parking.

Biodiversity

The proposal does not incorporate any planting which is unfortunate. However, this would not be sufficient grounds to refuse the application.

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 2 area, however, the proposal would be unlikely to be impacted by this constraint.

Conclusion

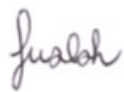
The application has been fully considered and is in accordance with local and national planning policy.

On balance, the design, character and appearance of the proposal is considered to be acceptable, there is not a detrimental impact on amenity and there are no concerns in terms of parking and highways. As such the proposal complies with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	7th April 2026	Dated:	07 April 2026