

Introduction

This document is prepared to support the full planning application for Stable Cottage DA13 0AA. Stable cottage is located in Meopham and has access from Wrotham Road. It is located about 1.1 miles from Meopham train station and about 5 miles south of the centre of Gravesend.

Stable cottage is one of the properties in Meopham street conservation area. Meopham street conservation area is one of the special sites with many historic buildings. There are trees, hedges and garden spaces near St John's Church and Meopham Court which are of special interest as well.



History

Meopham has a long history. Iron age and Roman remains are found in Meopham. The present-day medieval village church is a complete rebuilding carried out in the early 14th century. Meopham is a Saxon name being mentioned in year 778. Meopham and the street conservation area was designated in January 1970 and in 1999 the conservation area was extended.

Existing surrounding buildings

The surrounding buildings are of various heights and scale. The little development that the area has is of traditional look and style. Flint formed in chalk, brick, timber cladding and clay Kent peg roofing tiles are locally used materials.



Stable Cottage

Stable cottage is part of a large house which has three sections. All three sections have access from a large front arch which leads to a patio area. The front of the stable cottage has a small façade, the bedrooms and living area is located on the rear. The property has two bedrooms and a living space along with a kitchen and a toilet. It also has a very large loft space. The front section of the property does not get a lot of light, especially in the kitchen and the entrance. The rear bedrooms and living space get some light during the day but there is a need for larger windows to bring more light in. The external materials include brick and flint. The front of the property has painted brick. All windows and doors are white in the property. The property has a very large garden which connects with Meopham Court fields.



Proposal

The proposal includes a single storey rear extension to the rear façade of Stable Cottage. The idea is to extend the existing living room space to create a larger family room which has dining and kitchen. The existing kitchen will be converted to a utility room.

The design involves timber cladded walls similar to various extensions done in the neighbourhood. There will be two pitched roofs with gable ends creating an open, double height vaulted space. The rear face will have three panel surrounding doors.

The design has been created considering the existing setting of stable cottage and its surroundings. The proposal will have no impact on the existing buildings and on the neighbourhood developments.

Conclusion

The proposed extension will be a positive contribution to the existing house. It will not only create an excellent design but also add additional space inside the property which will benefit the current setting of the house. The relocation of kitchen means that the front darker part of the house will be used as utility or storage. Addition of the extension and large doors will bring a lot of light in the existing living space and the new kitchen area.

The proposal will not only create an aesthetically successful design it will also improve the liveliness of the current and future occupants of the property. There will be no impact on the local existing buildings and on the neighbouring areas and properties. There will be no impact on the local biodiversity and flora and fauna. The proposal has been designed in consideration with the NPPF and Gravesham Local Plan.