



Delegated Report

Householder Planning Application

Planning Application No: 20250719

Location: Oakridge, Whitehill Road Meopham Gravesend

Description: Erection of a single storey side/rear extension with a roof lantern.

Applicant: Mr & Mrs Deicher

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Plan & Elevations As Existing;
- Drawing no. 02 – Plan & Elevations As Proposed;
- Drawing no. 03 – Site Location Plan;
- Drawing no. 04 – Block Plans As Existing; and
- Drawing no. 05 – Block Plans As Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19520080	Erection of dwelling house	Permitted	05.05.1952

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
- 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

No response from:

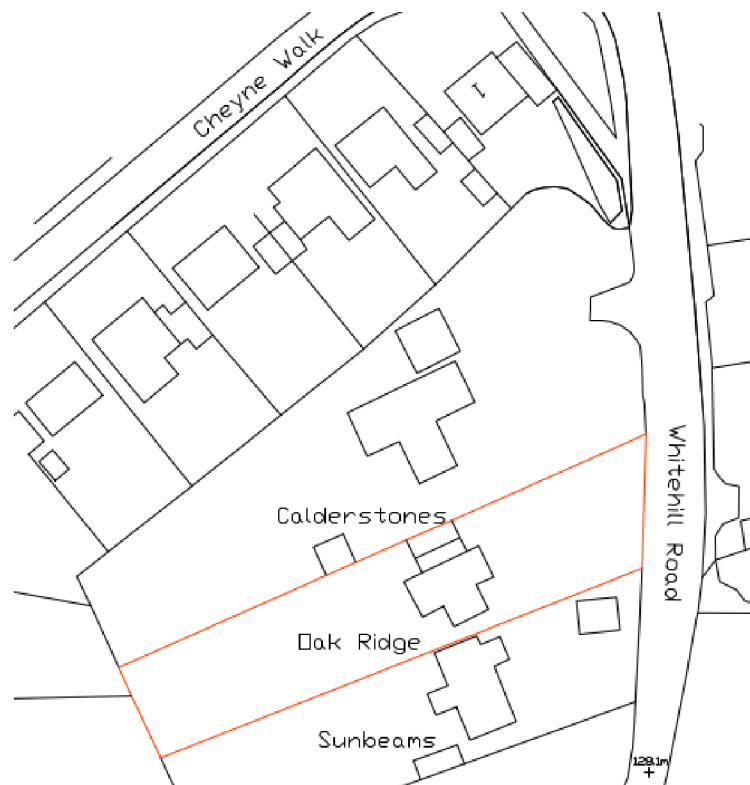
- Meopham Parish Council

Neighbouring properties

4 surrounding properties were consulted with an overall consultation expiry date of 29.08.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling located on the western side of Whitehill Road, Meopham:

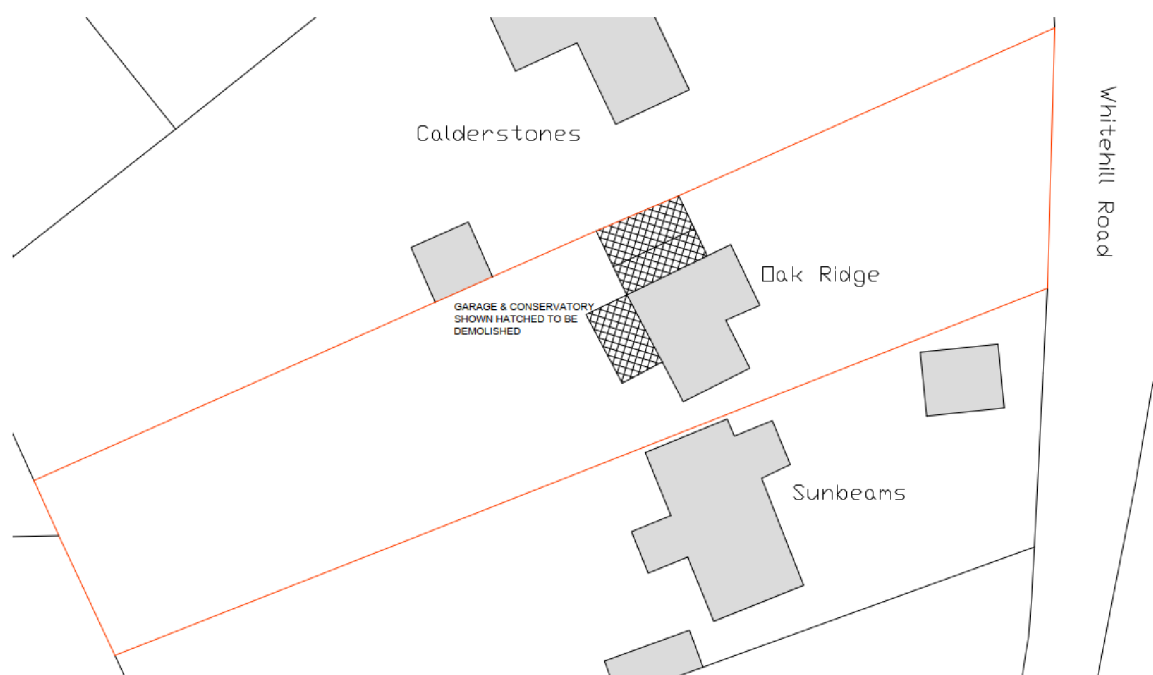




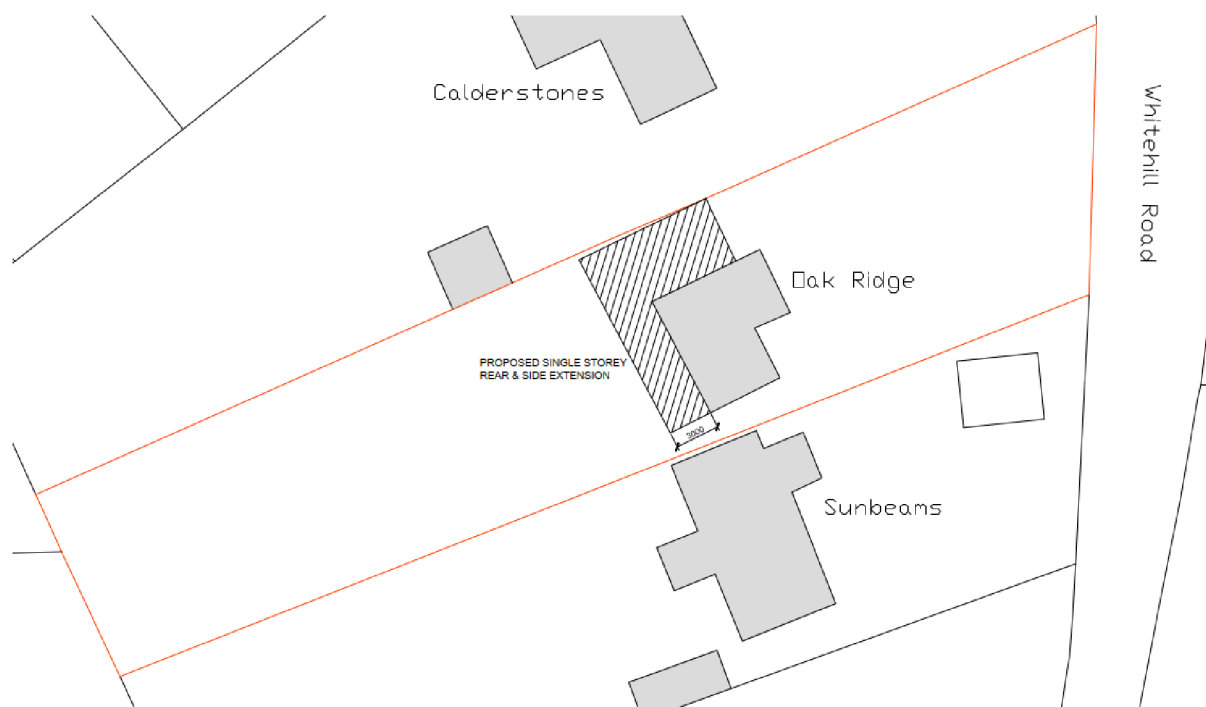
The property is located in the Meopham Green rural settlement inset from the Green Belt, in the Meopham Downs Landscape Character Area and in an Area of Archaeological Potential.

The proposal is for erection of a single storey side/rear extension with a roof lantern:

Existing Block Plan



Proposed Block Plan



Existing & Proposed Elevations

Existing



Proposed



The principle considerations in the assessment of the application are:

Principle of Development

Policy CS02 (LPCS) states that in the rural area, development will be supported within those Rural Settlements Inset from the Green Belt and defined in the Policies Map. This is a proposal for an extension to an existing dwelling in the Rural Settlement Inset from the Green Belt of Meopham Green and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principle considerations as discussed below.

Design, Character and Appearance

Policy CS19 (LPCS) sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application site consists of a two storey detached dwelling. The property has been extended with a single storey side extension and a conservatory on the rear elevation, both of which are to be removed under the current proposal. It is then proposed to replace these with a new combined single storey side and rear extension. The side extension element would be 4.4m in width and would extend down the side of the dwelling and beyond the rear wall of the dwelling by 3m in depth which would continue along the rear elevation of the dwelling for the same depth of 3m. The side extension element would have a pitched roof to a height of 5m to the top of the ridgeline and the rear extension would have a flat roof to a height of 3.4m. There would be a window and door in the front elevation and bi-folding doors and a window in the rear elevation; there would be no openings in either side of the extension. The extension would be faced with matching brickwork for the walls and matching roof tiles to the pitched roof and single ply membrane to the flat roof.

The proposed side and rear extension would occupy the area where the existing side extension and rear conservatory stand, plus a bit more in terms of the area in between them and the other side of the conservatory. The proposal would have the benefit of replacing two separately designed extensions with one purpose built extension with a uniform design overall which would be an enhancement. The side extension with the pitched roof is sympathetically designed to match the roof form of the main dwelling and an improvement on the existing mono pitch roofed side extension. The flat roof for the rear extension is acceptable given it is at single storey level and at the rear. Overall it is considered that the extension would be in keeping with the scale and character of the host dwelling and in respect of design, character and appearance the proposal would therefore be compliant with Policy CS19 (LPCS).

Landscape Character

The proposal would result in the property extending over the vast majority of the land where the existing single storey side extension and rear conservatory stand with only a little additional footprint. Furthermore, with the property being located in a built up rural settlement inset from the Green Belt it is considered the proposal would cause no additional impact on the surrounding landscape character. In this respect the proposal is considered compliant with Policy CS12 (LPCS).

Amenity of Occupiers

Existing garden area and rear garden depth = 594 sq. m and 42m
Proposed garden area and rear garden depth = 564.9 sq. m and 39m

The proposed garden area and depth would still exceed the minimum garden area and rear garden depth set out in SPG2 and in respect of the amenity of occupiers the proposal would therefore be compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the scale of the proposed extension and the siting of it on the bulk of where the existing side extension and rear conservatory are, the extensions would not cause any impact on the two neighbouring properties 'Sunbeams' to the south-east or 'Calderstones' to the north. The additional elements of footprint would be the flat roof sections which are lower in height than the pitched roof element for the side extension. No neighbour representations have been received. In respect of neighbour amenity the proposal is considered to compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would not add any bedrooms, as such there is no requirement for any additional parking provision and the proposal would not affect the existing parking arrangement. As such it is considered that there would be no impact on parking or highway safety from the proposal and in respect of parking and highway safety the proposal is considered compliant with saved Policy P3 (LPFR).

Other

Archaeology

The site is in an Area of Archaeological Potential but given the nature of the proposal on the site of existing extensions there would therefore no impact on archaeology and in this respect the proposal is compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

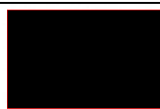
Conclusion

The proposal is acceptable in respect of design, character and appearance, landscape character, occupier and neighbouring amenity and parking and highway safety. As such the proposal is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	9th September 2025	Dated:	10 September 2025