



Delegated Report

Householder Planning Application

Planning Application No: 20250940

Location: 6 Huntingfield Road Meopham Gravesend Kent

Description: Erection of a raised platform and a single storey rear extension with roof lights.

Applicant: Mr and Mrs Senior

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 00 REV P0 (Site Location Map)
- Drawing No: 130 REV P1 (Proposed Sections)
- Drawing No: 121 REV P0 (Proposed Elevations)
- Drawing No: 021 REV P0 (Existing Elevations)
- Drawing No: 120 REV P1 (Proposed Elevations)
- Drawing No: 112 REV P1 (Proposed Attic and Roof Plans)
- Drawing No: 110 REV P1 (Proposed Ground and First Floor Plans)
- Drawing No: 011 REV P1 (Existing Attic and Roof Plans)
- Drawing No: 010 REV P1 (Existing Ground and First Floor Plans)
- Drawing No: 020 REV P1 (Existing Elevations)
- Drawing No: 030 REV P0 (Existing Sections)
- Drawing No: 002 REV P0 (Existing/Proposed Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19960461	Erection of two storey side extension to form garage and enlarged kitchen with enlarged bedroom and playroom/therapy room over.	Permitted	05.09.1996

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Dickens Protection Society

The Society notes that there are also details of a loft conversion with no indication of dormer windows or roof lights.

Neighbouring properties

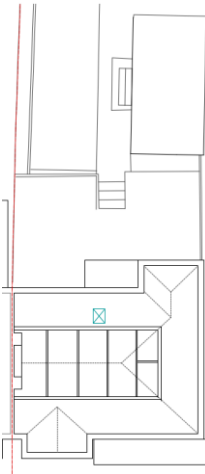
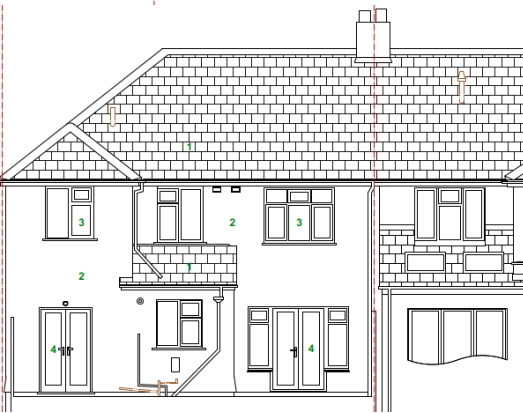
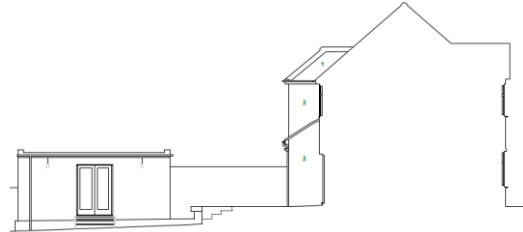
The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 22.10.2025 and no comments were received.

Analysis

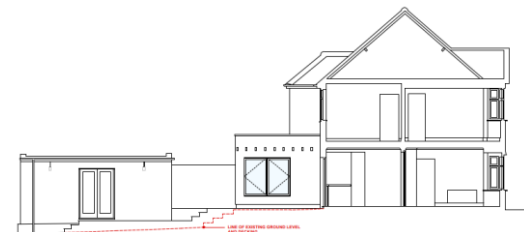
Proposal

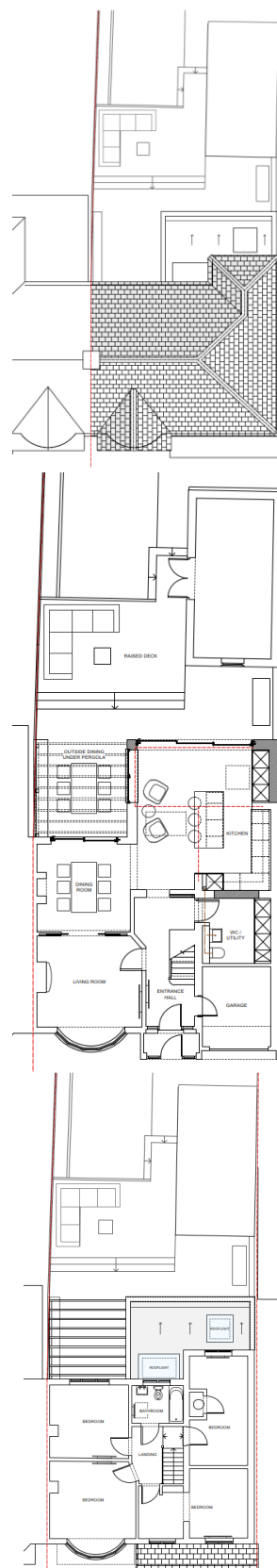
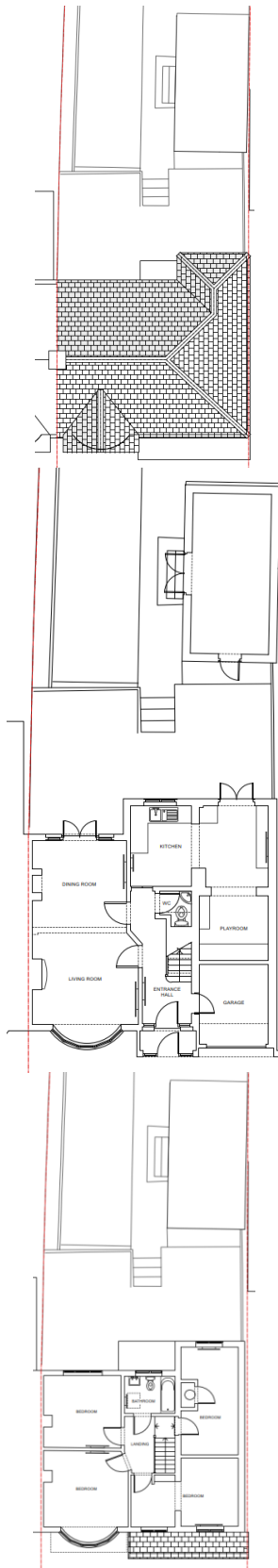
The proposal seeks to erect a raised platform and a single storey rear extension with roof lights.

Existing



Proposed





Background

The application site has been previously extended by way of a two storey side extension under reference 19960461.

Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The property is located within a rural settlement which is inset from the greenbelt in the village of Meopham.

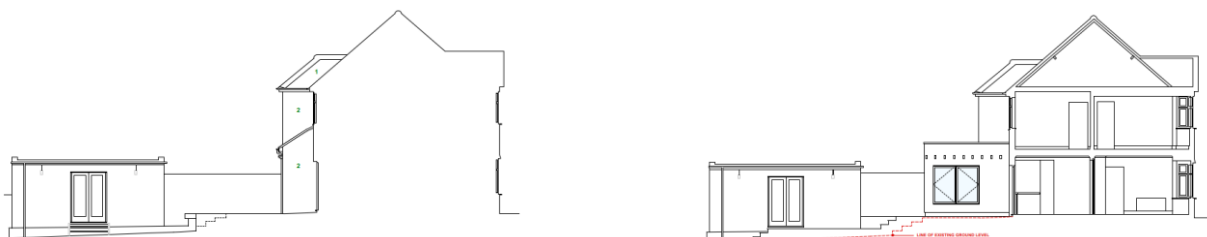


The proposed development seeks to erect a part width single storey rear extension which will also have a covered area adjacent to it as can be seen below.



In terms of design scale and appearance the proposed extension is acceptable as it is fairly modest in scale. There are similar developments within the vicinity, therefore the proposed is not an out of character addition. Due to its rearward siting this development would not be visible from a public vantage point, therefore there is no harm to the streetscene.

The proposal also seeks to erect a modest raised platform area which will be served by steps that will lead down to the garden area.



The raised area will equate to approx. 0.5m and will be a lower level than the existing raised area which has been in situ for some time. It is considered that the platform area is not excessive in terms of its height.

The proposal also shows a change to the fenestration of the existing house at ground floor level, planning

permission is not necessarily required to alter fenestration unless conditions prohibit this. In this instance there are no overriding conditions which would restrict changes, furthermore the alteration is minimal and will simply change a double door to a bifold.

The proposed development is compliant with CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development there is sufficient amenity space to serve the needs of the development. The extension will serve additional living space and comply with the requirements of SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed extension is not considered to impact the neighbouring property known as No.4 Huntingfield Road as the development is located away from this property and due to its minimal scale there will be no impact on light outlook or privacy. In order to further safeguard this dwellings privacy a condition will be imposed to restrict the insertion of any new fenestrations in the flank elevation which face towards No.4.

The raised platform area will not impact No.4 as the development is screened by the existing outbuilding which is erected along the shared boundary.

The extension will be set away from the property known as No.8 Huntingfield Road which forms the other part of the semi. There is window which will face in the direction of this dwelling, however as it is set away it would not cause material harm. There is also scope to erect a 2m boundary treatment which would offer further screening should it be required.

The proposed canopy is not excessive in its height and would not impact light or outlook enjoyed by No. 8. The proposed raised platform is not excessive in its height and would be at a lower level than the existing raised platform which is more liable to cause overlooking.

No neighbour representations have been received.

The proposal is therefore considered to comply with SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will not impact existing parking arrangements therefore there are no concerns in this regard.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Meopham Downs Character Area, as set out in the Council's Landscape Character Assessment document.

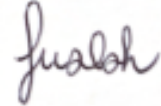
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Meopham Downs Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	25/11/2025	Dated:	26 November 2025