

Householder Planning Statement

**Forge House, Wrotham Road,
Meopham, Gravesend, Kent, DA13
oAT**

Householder application for the rebuilding of
the existing porch, change of
windows/doors and the erection of a
boundary wall/gate



By: GRAHAM SIMPKIN PLANNING

For: Ann-Marie Christie

Project reference: PR4666

28 May 2026

office@gsplanning.uk



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1 Introduction

- 1.1 This Householder Planning Statement has been submitted in support of an application for the following development at Forge House, Wrotham Road, Meopham, Gravesend, Kent, DA13 0AT (hereafter referred to as 'the Site'):

Householder application for the rebuilding of the existing porch, change of windows/doors and the erection of a boundary wall/gate

- 1.2 The proposed development affects the following Land Registry title(s):

Title Number	Description	Owner
K785287	FORGE HOUSE WROTHAM ROAD, MEOPHAM, GRAVESEND DA13 0AT	The Applicant.
K944947	LAND AT, YE OLDE FORGE WROTHAM ROAD, MEOPHAM, GRAVESEND DA13 0AT	The Applicant.
K447881	LAND LYING TO THE EAST OF WROTHAM ROAD, MEOPHAM, GRAVESEND	The Applicant.

- 1.3 The application is accompanied by the following plans and documents:

- 4666.ON – Planning Statement
- 4666 - 01 Site Location Plan
- 4666 - 02 Existing Block Plan
- 4666 - 03 Existing Ground Floor Plan
- 4666 - 04 Existing Elevations
- 4666 - 05 Existing Front Wall and Gates Plan and Elevations
- 4666 - 06 Proposed Block Plan
- 4666 - 07 Proposed Ground Floor Plan
- 4666 - 08 Proposed Elevations
- 4666 - 09 Proposed Front Wall and Gates Plan and Elevations

2 Site Context

- 2.1 The Site is situated on the east side of Wrotham Road and comprises a large, detached dwelling forming part of a 0.3 ha parcel of land.
- 2.2 The dwelling is a two-storey building constructed of red brick, with a pitched tiled roof and a chimney stack. The principal elevation includes a centrally positioned front door set within a small projecting porch with a pitched roof, flanked by ground-floor windows.
- 2.3 At the first-floor level, there are two window openings. A single-storey side extension projects from the left-hand side, finished in matching materials with a pitched roof. The fenestration is white-framed, and a low brick wall is present along the front boundary.
- 2.4 The ground floor comprises a lounge, a bedroom with an en suite, a dining room, a kitchen, a utility room, and a day room. The first floor comprises 4 bedrooms that vary in size, as well as a small storage cupboard.
- 2.5 The garden is extensive in size, unusual in shape and extends beyond the rear of the dwellings that line Wrotham Road. There are various outbuildings/shed, a tennis court and a plastic enclosed swimming pool.
- 2.6 The dwelling is accessed via an extensive 44 m gravel track from Wrotham Road that is lined with wooden posts. The track leads to a low-level brick wall, an access gate and a parking area for up to 4 cars.
- 2.7 In a wider context, the Site forms part of Meopham Green, which comprises various amenities such as a pub, a village hall and a secondary school.
- 2.8 This Site is the subject of the following planning constraints and characteristics:
 - Flood Zone 1 (low risk of flooding from rivers and the sea).
 - Conservation Area (Meopham Green).

3 Relevant History

3.1 The following records are understood to be relevant to the Site:

Erection of a private garage and creation of new vehicular access.

Ref. No: 19550196 | Status: Application Permitted.

Erection of house, demolition of timber oasthouse and conversion of brick oasthouse into private garage

Ref. No: 19580407 | Status: Application Permitted.

Erection of 2 single storey extensions to form a workshop and enlarged garages on the northern side and a porch and wc at the rear the erection of 2 two storey extensions on the southern side to form enlarged dining room and lounge and two enlarged bedroom above and the provision of a new external wall on the eastern side

Ref. No: 19790316 | Status: Application Refused because the proposal was considered not to be in scale or sympathy with the character of the existing cottage, subsequently detracting from the Conservation Area.

Conversion of side extension (garage) into a kitchen/utility room.

Ref. No: 20090539 | Status: Application Permitted.

Application for approval of condition 2 of planning permission reference number 20090539 relating to the brick sample.

Ref. No: 20090876 | Status: Permitted.

Erection of part two storey and part single storey rear extension to form day room, ensuite shower room/wc and wc at ground floor level with an enlarged bedroom and store at first floor level.

Ref. No: 20100987 | Status: Application Permitted.

Erection of a rear oak framed orangery.

Ref. No: 20160400 | Status: Application Permitted.

Erection of a detached garage/store.

Ref. No: 20210143 | Status: Application Permitted.

Part demolition of existing side extension and erection of a single storey side extension.

Ref. No: 20211173 | Status: Application Permitted.

4 Proposed Development

4.1 The application entails the following elements:

- Demolition of existing porch.
- Proposed front porch as a replacement to extend 1.3 m closer to the front boundary.
- Constructed from materials matched to the dwelling (red facing brickwork).
- To be matched in height and width to the existing porch.
- Windows to be UPVC to match the rear.
- 4 front-facing windows and 3 side-facing windows to be subject to the alteration in materials.
- Removal of the existing tennis court
- Boundary wall to now include black decorative railing.
- Wall will not exceed 1.8 m.
- Proposed 1.8 m gate, matched in materials to the proposed railing.

5 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Court of Appeal has clarified that for a decision maker this means establishing whether a proposal is in accordance with the development plan as a whole. The question of compliance with one policy should not dictate the outcome of a proposal in the absence of considering compliance with all other relevant policies. Decision makers are therefore tasked with identifying and understanding all relevant policies and material considerations in order to reach a properly informed planning judgment on a proposal, and to avoid an irrational or vulnerable decision that may be subject to criticism in a public law challenge.
- 5.2 Paragraph 2 of the National Planning Policy Framework ('the Framework') reiterates what is said in Section 38(6), whilst paragraph 12 of the Framework is clear that the development plan is the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.
- 5.3 Paragraph 39 of the Framework encourages local planning authorities to approach decisions on proposed development in a positive and creative way. It also encourages working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area, adding that decision-makers should seek to approve applications for sustainable development where possible.
- 5.4 Annex 1 of the Framework confirms that for the purposes of decision-taking, the policies in the plan should not be considered out-of-date simply because they were adopted prior to the publication of the Framework. It adds that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework, with greater weight being given to those policies that are closer to the policies in the Framework.

Development Plan

- 5.5 It is understood that the Development Plan for Gravesham Borough Council (GBC), within which the Site is located, comprises the following documents:

- Core Strategy (2014) (CS).
- Gravesham Local Plan First Review (1994) (LPFR) – Saved Policies.

5.6 In the CS, the following policies are considered most relevant in the determination of this application:

- CS01 – Sustainable development
- CS02 – Scale and distribution of development
- CS19 – Development and design principles
- CS20 – Heritage and historic environment

5.7 In the LPFR, the following policies are considered most relevant in the determination of this application:

- TC3 – Development affecting conservation areas

Other Material Considerations

The Framework

5.8 In summary, the following paragraphs are considered most relevant as additional material considerations in the determination of this application:

- 124 – Effective use of land
- 131 – Achieving well-designed places
- 207 – Proposals affecting heritage assets
- 212 – Potential impacts on conservation

Further Material Considerations

- Conservation Areas Maintenance / Replacement Windows and Doors Guidance SPD (June 2020)
- Householder Extensions/Alterations Design Guide (October 2021)
- Meopham Green Conservation Area Appraisal (October 1999).

6 Planning Assessment

Key Issues

- 6.1 The proposed householder development has been assessed by Graham Simpkin Planning against the following key matters:

Matter	Policy	Comment	Position
Heritage & Conservation	CS20 & TC3	The proposed alterations to the windows are considered to accord with the policies by virtue of their similarity in appearance, and the distance between the dwelling and the highway, making it difficult to see the difference between the two products. The openings will remain the similar to the existing windows, which accords with GBC's guidance for replacement windows in Conservation Areas (CAs). Moreover, the dwelling comprises white UPVC windows to the rear and side (implemented under 20211173), and no objection was raised by the LPA. The Applicant considers that this should be the case in this scenario. In relation to the proposed door, its appearance is similar to the existing one and is bespoke in design in order to conserve the CA. In relation to the replacement porch, this does not form part of the original dwelling (as confirmed by 19790640), and its replacement will only result in an additional 1.5m ² . For this reason, the replacement will continue to enhance and conserve the CA and will not result in a materially different level of harm compared to the existing porch. Finally, the proposed increase in height of the boundary wall and gate (0.8 m at the highest point), are considered to be an acceptable alteration by virtue of the minor increase in height. The new railings and gate are matched in appearance,	Compliant

		will create additional security and will not detract from the CA.	
Design	CS19	As detailed above, the proposed development has been designed in such a way as to enhance and conserve the Meopham Green CA, and therefore will also comply with policy CS19 of the CS.	Compliant
Daylight/sunlight, outlook, overbearing and privacy.	CS19	The Householder Extension Alteration Guide supports policy CS19 and provides guidance that proposals should adhere to. By virtue of the nature of amendments, there will be no adverse impact on the amenity of the adjoining neighbours.	Compliant
CONCLUSION			Compliant

7 Conclusions

- 7.1 It is considered that, by virtue of the minor changes that are proposed, as well as the similarity to the existing dwelling, it is considered that the proposed development will not result in adverse harm to the Conservation Area, but rather create a more efficient dwelling (by using modern windows) and a more usable porch (by removing a number of the existing windows).
- 7.2 In terms of design, the proposed material and scale are considered to closely reflect the existing dwelling and are unlikely to result in any adverse harm on its appearance. Also, by virtue of the distance between the Site and the highway and the proposed railing and gate, it is considered that the proposed changes will be indistinguishable from the existing appearance.
- 7.3 In consideration of all relevant development plan policies and material considerations, this application should be viewed positively by the authority and it is respectfully requested that this submission is approved.