

Delegated Report

Householder Planning Application

Planning Application No: 20251239

Location: 4 Melliker Cottages, Melliker Lane, Meopham, Gravesend

Description: Erection of a first floor side extension.

Applicant: Mr Leslie Annal

Site Visit Date: Desktop

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Site Location Plan - (Un-numbered);
- Block Plan – Proposed (Un-numbered);
- Drawing no. LA/25/21/P01 – Elevations & Floor Plans Existing & Proposed;
- Design & Access Statement incorporating Heritage Statement; and
- Site Photographs.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190435	Conversion of the existing attached garage into habitable rooms.	Permitted	19.07.2019
20010963	Erection of single storey side extension to form garage and kitchen and erection of an open porch at the front.	Permitted	18.03.2002
19880932	Erection of two storey side extension to form garage and wc with bedroom and bathroom over, single storey rear extension to form kitchen and dining room.	Permitted	19.12.1988

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
- 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 objection.

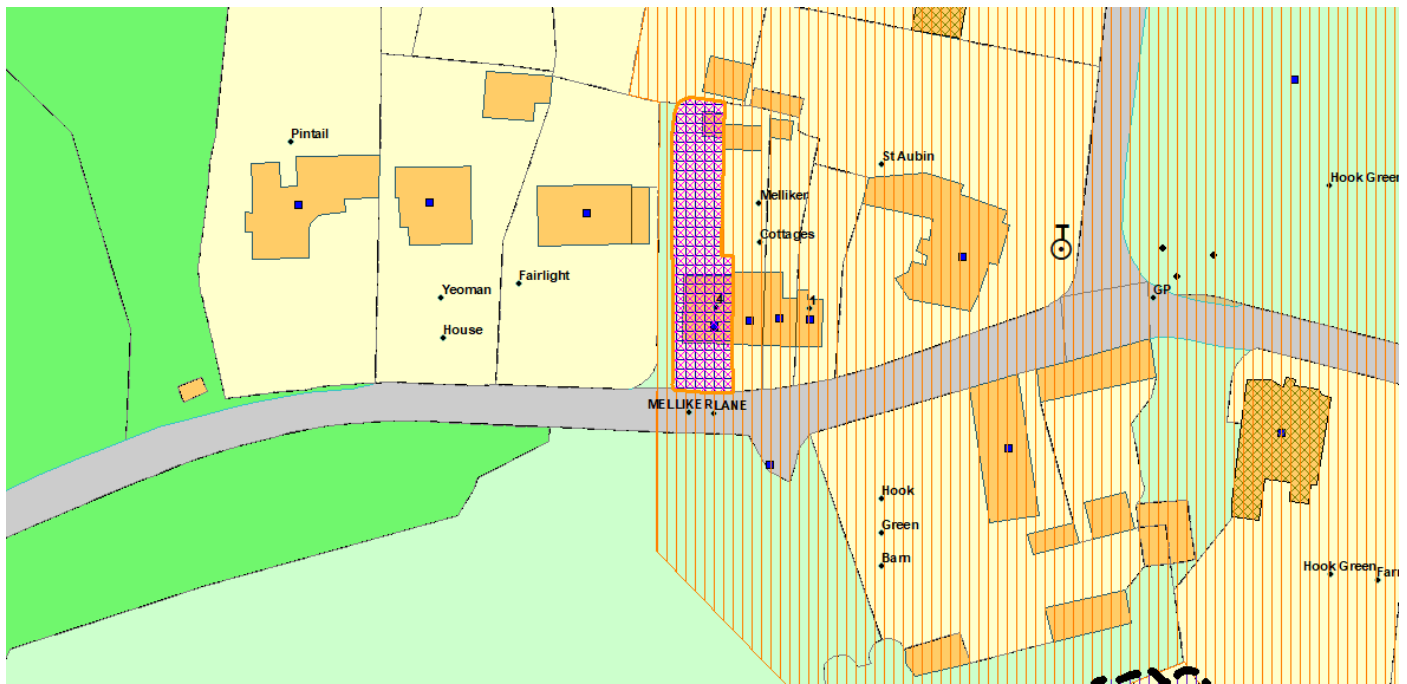
Neighbouring properties

4 surrounding properties were consulted – overall consultation expiry date was 16.01.2026 – one comment received in support, the comments of which can be summarised as follows:

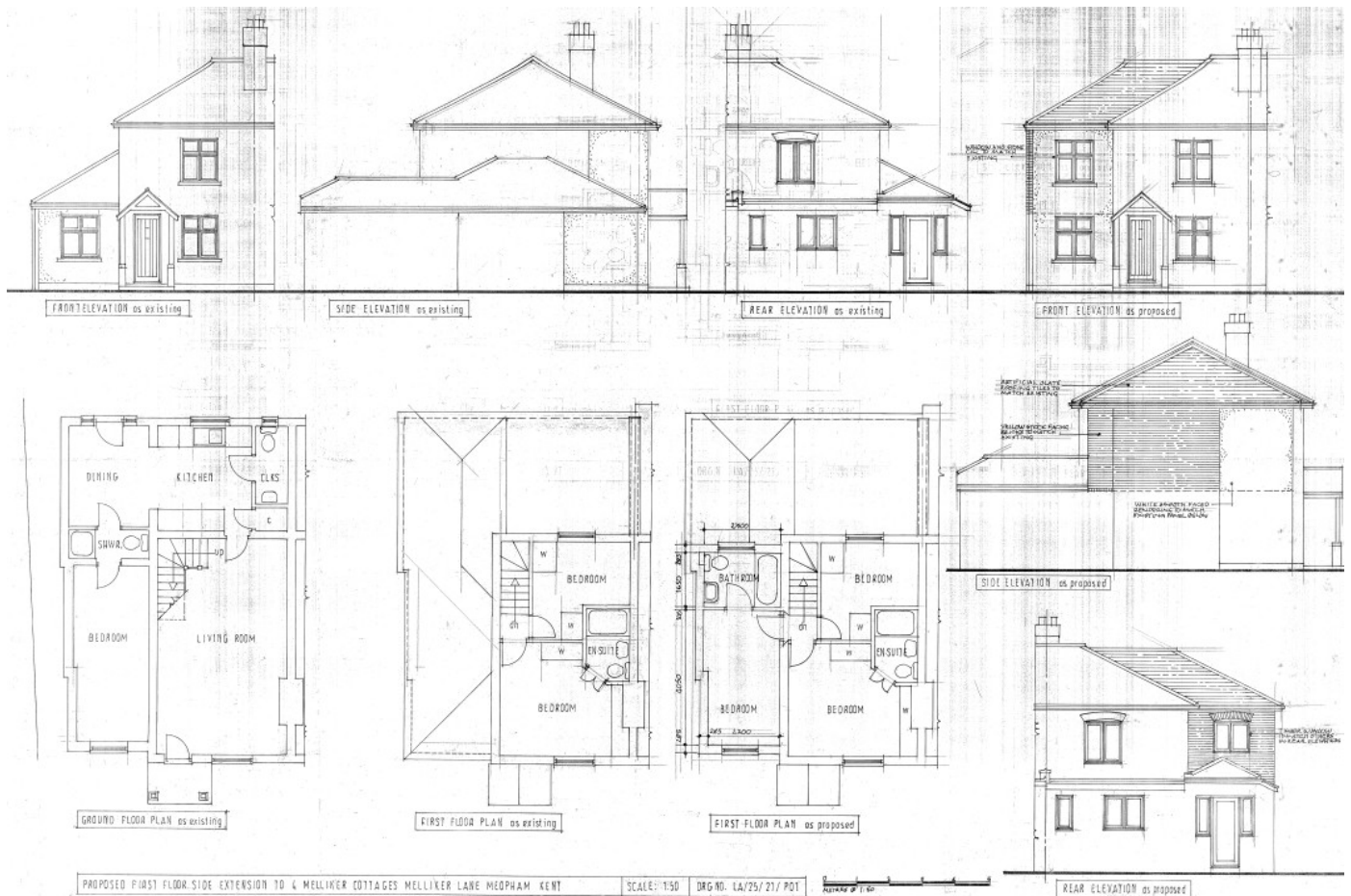
- No objections to this planning applications, there is already a ground floor building/footprint and this application with the proposed structure would not affect their property in anyway.

Officer's Analysis

The application site consists of a two storey end of terrace dwelling. It is situated in the rural settlement from the Green Belt of Hook Green, the Meopham Downs Landscape Character Area and in the Hook Green Conservation Area. The site is shown in the below map and image:



The proposal is for erection of a first floor side extension. For ease of reference the existing and proposed floor plans and elevations would be as follows.



The principle issues in the consideration 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 Hook Green and as such the proposed development is acceptable in terms of principle. The proposal would also need to meet all of the other principal considerations as discussed below.

Design, Character and Appearance

The application property consists of a two storey end of terraced dwelling situated on the northern side of Melliker Lane near to its eastern end. To the east are the other three dwellings in the terrace, to the south is a field, to the west are three dwellings and to the north there are dwellings in Wrotham Road and Cheshunt Close.

The Council's Householder Extensions/Alterations Design Guide (2021) states the following guidance in respect of two storey side extensions (which is also applicable to first floor side extensions). They should generally be set back behind the main building line, should not exceed the eaves height, should be no greater than half the width of the host building and the existing rhythm of the street should not be unreasonably disrupted, for example between properties, the symmetry of pairs of semis or groups of terraced houses. It also states that extensions should incorporate roof designs to reflect and generally be subservient to the main property's roof, patterns of windows should reflect the host building and local character and matching materials should be used.

In respect of this guidance the proposed first floor side extension would be set back behind the main front

wall of the dwelling by 0.32m, the eaves line of the extension would be in line with the eaves of the host dwelling and the ridgeline would be set down from the ridgeline of the main dwelling. The extension would not meet the requirement of not being more than half the width of the host dwelling as it would be 2.63m in width and half the width of the host dwelling is 2.05 m. However, the extension does appear modest in width in comparison to the host dwelling. Being set back and set down it would appear subservient to the host dwelling and would not impact on the rhythm of the terrace of the street. It would have a hipped roof to match the roof of the host dwelling. The fenestration is in keeping with that of the host dwelling and matching materials would be used; the front elevation and the first part of the side elevation would be white render and the rest of the side and the rear would be brick faced all to match existing. Artificial slate roof tiles would be used for the roof.

It is therefore considered the proposed first floor side extension would be a subservient addition which would be in keeping with the scale and character of the host dwelling and would not impact on but would respect the character of the host dwelling, the terrace and the streetscene. In respect of design, character and appearance it is considered the proposed first floor side extension would be compliant with Policy CS19 (LPCS).

Landscape Character

The site is located in the Meopham Downs Landscape Character Area. As the proposal is for an extension to a property in a fairly built-up area of housing within the rural settlement of Hook Green, it is considered there would be no harmful impact on the surrounding landscape character and in respect of this matter the proposal is compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Amenity of Future Occupiers

The proposal would increase the dwelling from two to three bedrooms. The proposal would not have an impact on the existing garden and its garden area and rear garden depth as they would remain as they are in terms of size - 175.6 sq. m in area and 24.4m in depth. The minimum standard for a three bedroom dwelling as set out in SPG2 (2020) would therefore still be exceeded.

The bedroom in the proposed first floor side extension would be 9.39 sq. m which exceeds the minimum standard for a single bedroom as set out in the Technical Housing Standards (2015). The existing two bedrooms would not be altered in size.

In respect of occupier amenity the proposal is therefore considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024).

Neighbouring Amenity

The proposed first floor side extension would be located on the western side of the dwelling; to the west is a detached bungalow Fairlight. Fairlight is set back from the application dwelling so that the front elevation of Fairlight is set back some 4.3m from the rear elevation of the application dwelling. Due to it being a side extension rather than a rear extension and therefore the orientation of the extension to Fairlight where it would not be coming any further back combined with the distance between both dwellings, means that the proposed first floor side extension would not impact on the amenity of Fairlight with regards overshadowing, loss of light or overbearing. The window in the rear of the extension would look down along the rear garden of the application dwelling and would not offer any additional overlooking to Fairfield over and above what can currently take place from the existing first floor window in the rear elevation. There are no windows proposed in the flank elevation.

As the extension is on the western side of the application property it would not impact on the adjoining terrace to the east and there is a field opposite therefore no dwelling to impact there.

In respect of neighbouring amenity the proposal is therefore considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024).

Parking and Highways

The proposal would result in the property increasing from a two to a three bedroom dwelling. There is space on the drive for two vehicles which would meet the requirements for parking provision for a three bedroom dwelling as per SPG4 (2006).

In respect of parking and highways the proposal is therefore considered compliant with Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024).

Any Other Material Planning Considerations

None.

Conclusion

The proposed first floor side extension is acceptable in respect of principle, design, character and appearance, occupier and neighbouring amenity and parking and highways. It is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	27th January 2026	Dated:	27th January 2026