

**MRW Design Ltd**  
The Ridge Golf Course  
Chartway Street  
Maidstone  
Kent  
ME17 3JB  
07763463754  
matthew@mrw-  
design.co.uk



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Planning Department  
Gravesham Borough Council  
Civic Centre  
Gravesend  
DA12 1AU

Dear Sirs / Madam,

**Re: Longmead, Foxendown Lane, Meopham, DA13 0AE**

Please find enclosed copies of the drawings; together with completed applications forms comprising of a householder planning application at the above site.

**The Site and Location Assessment**

Foxendown Lane is just off Wrotham Road A227, 14 miles south of Gravesend. The site sits on the south side of the road, located within easy walking distance to the village centre and the local amenities. The house is a single-storey dwelling, finished in render under a tiled roof. The property is not listed and is outside the area of natural beauty, it is however, within the greenbelt. Longmead is detached with a garden that surrounds the property with some mature trees that provide some screening to the street.

**Planning Policies**

Gravesham Local Plan Core Strategy - Adopted September 2014  
CS01 – Sustainable Development  
CS02 – Scale & Distribution of Development  
CS12 – Green Infrastructure  
CS18 – Climate Change  
CS19 – Development & Design Principles  
Policy C13: Extensions to Dwellings in the Countryside  
Householder Extensions/Alterations Design Guide SPD (2021)

**Planning History**

- **19780829** | Erection of single storey extensions at side and rear to provide double garage lounge and lobby store and formation of pergola|Hert-Cy Foxendown Lane Meopham Gravesend Kent DA13 0AE

**Planning Precedent**

- **20200038** | Erection of a single storey rear extension.|Landerneau Foxendown Lane Meopham Gravesend Kent DA13 0AE
- **20190604** | Erection of single storey rear extension to form a garden room extension to existing lounge and associated works.|Broadlands Foxendown Lane Meopham Gravesend Kent DA13 0AE
- **20190480** | Erection of single storey side and rear extension with erection of a detached double garage.|Alandale Foxendown Lane Meopham Gravesend Kent DA13 0AE
- **20150097** | Single storey extension with a depth of 8 metres, maximum height of 3.77 metres and eaves height of 3.52 metres.|Alandale Foxendown Lane Meopham Gravesend Kent DA13 0AE
- **20130254** | Demolition of existing garage and conservatories and erection of a single storey rear extension to form a dining room and utility room.|Pipiriki Foxendown Lane Meopham Gravesend Kent DA13 0AE

The local authorities SPD for extensions covers works within the green belt and states '*Any extension which would result in a disproportionate addition would constitute inappropriate development which is by definition harmful to the Green Belt.*'

Therefore, a modest extension design to in keeping with the dwelling should be acceptable.

Saved Local Plan Policy C13: Extensions to Dwellings in the Countryside states all Extensions to dwellings will be considered on their merits. It also sets out a set of criteria to be met, in order to be acceptable.

- i. The dwelling is an original building and in permanent use.
- ii. Extension over the one third gross floor area are acceptable if the increase has no overall effect on the existing bulk.
- iii. Provide essential basic amenities.
- iv. The extension shall not facilitate the future formation of a separate dwelling.
- v. The dwelling to be enlarged must have sufficient curtilage to accommodate the extension.
- vi. The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling.
- vii. Proposals for domestic garages and for other outbuildings will be considered on their individual merits.

The proposed design has incorporated these criteria as set out below. Longmead is in permanent use by its current owners who are looking to carry out the proposed works to improve their home. The proposed increase on the floor area will be minimum and has been designed to compliment the existing building. The new floor area will be part of the wider living space and not a separate entity.

### **Proposed Development**

The proposals are to extend the existing dwelling with a single storey rear extension. Longmead sits on a large plot and the extension will occupy an area to hardstanding close to the building. The new space will provide better utility / living accommodation to the ground floor. The new addition has been designed to mirror existing properties within the road and finished in high quality materials. The neighbouring dwellings to the east and west, have no habitable side windows facing the site. The works at Longmead have been set back within the side boundaries and passes the 45-degree light tests, ensuring any impact has been minimising on the closest habitable properties. As such there would be no undue loss of light or outlook to the occupiers of the neighbouring dwellings.

As part of the works the applicants are looking to carry out extension modernisation to their home. Various ecological objectives with regard to any proposals will be investigated including

#### **Energy Efficiency**

- Improving the thermal efficiency of the walls, windows and roof as far as practically possible.
- Reducing air permeability to the minimum consistent with health requirements.
- Possibly using low and zero carbon technologies such as solar thermal panels and air source heat pumps.
- Electrical car charging point.

#### **Water Consumption**

- 6/4 Dual flush WC
- Flow reducing/aerating taps throughout.
- 6-9 litres per minute shower.
- 18ltr maximum volume dishwasher
- 60ltr maximum volume washing machine.
- Grey water collection tanks.

#### **Further Measures**

- Providing more energy efficient lighting to both internal and external fittings.
- Reducing the amount of water that runs off into the storm drains.
- The potential use of recycled and recyclable materials.
- The minimising of construction waste.
- Biodiversity measures including integrated bird and bat boxes.

**Development Amount**

The site has a total area of 0.19 Hectares, the proposed works will provide an additional 21 m<sup>2</sup> of floor space within the dwelling. It should also be taken into account that the proposed rear extension could be built without the need for planning permission under the permitted development rights. The area of a 4m deep rear extension across the original dwelling would be 39.7m<sup>2</sup>, the proposed is only 51% of this. It should also be noted that under the prior notification an 8m rear extension could be built similar to the one approved on a neighbouring property under planning reference 20150097, allowing 79.4m addition floor space.

**Scale**

The design has been kept in-line with existing houses within Foxendown Lane. The proposed scheme has been designed so the ridge line of the proposed extension is lower than the existing ridge, forming a proportionate extension to the dwelling. The proposed extensions, by virtue of their form, scale and position, are subservient to the existing house and will be sympathetic in terms of their design. The roof addition has been kept mainly to the rear with the front elevation only having minor alterations.

**Appearance**

The proposed extension has been designed to complement the existing properties in the area. External materials will be of a high quality and include vertical cladding, render and tiles to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local area.

**Access**

Access to the dwelling will be unchanged, but the larger living space will help with movement inside the dwelling.

**Conclusion**

The application proposal is of a modest scale that will provide the spaces needed by a large family, and it will reflect the size and scale of the original building. The overall design of the proposed extension will respect and enhance the character and appearance of the surrounding countryside and green belt. The design, scale and layout of the proposed extensions will be subordinate and in keeping with the original house. As set out above, the proposed development complies with relevant policies both at national and local level and is therefore considered to be acceptable and appropriate to be permitted.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams