



Delegated Report

Householder Planning Application

Planning Application No: 20250044

Location: 19 Station Road Meopham Gravesend Kent

Description: Erection of a double storey rear extension and removal of the chimney.

Applicant: Mr Mark Brown

Site Visit Date: 03.02.2025

Submitted Documents/Plans

- Application Form
- Drawing SR09 (Site Location Map)
- Drawing SR10 (Existing and Proposed Block Plans)
- Drawing SR08 (Existing Front and Rear Elevations)
- Drawing SR07 (Existing Ground and First Floor Plans and Side Elevations)
- Drawing SR06 REV A (Proposed Side Elevation to 19A Station Road)
- Drawing SR05 (Proposed Rear Elevation)
- Drawing SR04 (Proposed Side Elevation to 17 Station Road)
- Drawing SR03 (Proposed Front Elevation)
- Drawing SR02 (Proposed First Floor Plan)
- Drawing SR01 REV A (Proposed Ground Floor Plan)

Superseded

- ~~Drawing SR01 (Proposed Ground Floor Plan)~~
- ~~Drawing SR02 (Proposed First Floor Plan)~~
- ~~Drawing SR04 (Proposed Side Elevation to 17 Station Road)~~
- ~~Drawing SR06 (Proposed Side Elevation to 19A Station Road)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19800150	Erection of single storey rear extension to form conservatory and shower room erection of a front porch	Permitted	08.04.1980
19791128	Erection of a front porch and wc	Permitted	25.01.1980
19790507	Erection of 1 6 metres high front boundary wall and the erection of a garage at the side	Permitted	19.07.1979

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.

Meopham Parish Council

This application is for a double storey rear extension with removal of the chimney. Station Road is not within the conservation area and sits within what is designates as rural settlement inset from the greenbelt.

Station Road itself is predominantly made up of terraced houses on either side but number 19 and its neighbour 19a sit at the end of the road and are of a more modern construction. It is difficult to gauge the exact dimensions of the proposed extension from the plans that have been provided but the proposed extension is large in comparison to the existing footprint of the property and whilst there is effectively a gap between the end of the terrace row and this site, the extension would be potentially out of scale with the mix of housing within the road.

Guidance in the householder Extension/Alterations Design Guide (2021) states:

10.3 Two-storey rear extensions are often desirable as they create more space within a home, however they are not appropriate in all circumstances e.g. mid-terraced properties and need to be carefully designed

to avoid negatively impacting neighbouring properties. Proposals for two-storey rear extensions should consider the surrounding context, and ensure that:

Depth: The extension does not dominate the original property. This can cause the site to appear overdeveloped, and cause long dark internal spaces to be formed. Extensions to extensions will generally not be supported.

Height: two storey extensions can have very significant impact on neighbouring amenity, so should generally not be built up to site boundaries with neighbouring gardens / properties.

Overlooking: Extensions should avoid inserting any flank windows, or involve raised platforms

Light / Outlook: The 45 rule will be used to assess the impact of the extension on neighbouring light / outlook.

Garden Space: Adequate garden area for the enlarged house should be retained following development.

Meopham Parish Council raises no objection subject to GBC being content that the provisions above outlined within the Design Guide are met.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 28.02.2025 and one objection was received. The main points raised were:

- The extension will block out light to living area and kitchen
- Extension will impact privacy
- Loss of light to a neighbouring garden
- Previous works at the property caused damage to a neighbouring property and concerns raised that new works will do the same
- Road is narrow and has parked cars down one side which makes road unsuitable for lorries and heavy traffic

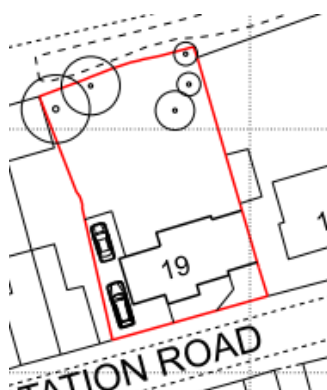
Some of the points raised are not material planning considerations. Any damage to property is a civil matter for which independent legal advice should be sought.

Analysis

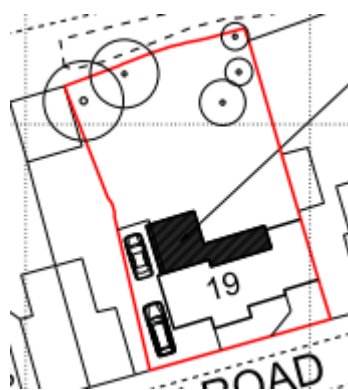
Proposal

The proposal seeks to demolish an existing chimney stack and the erection of a two-storey rear extension.

Existing



Proposed





FRONT ELEVATION



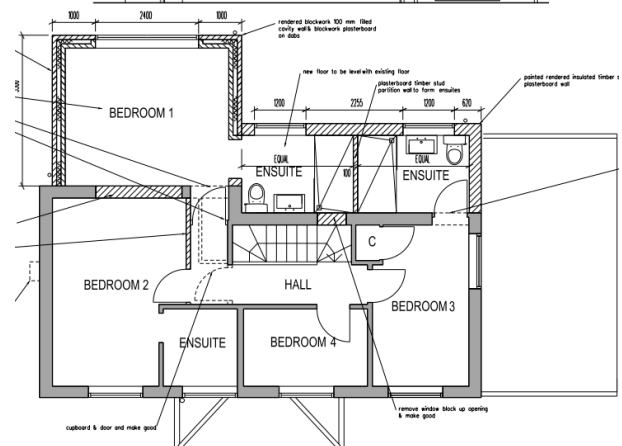
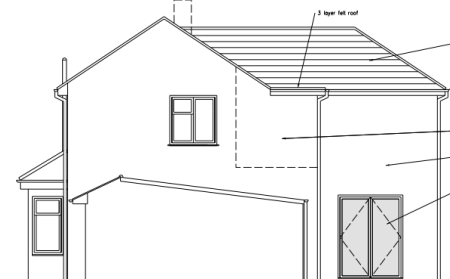
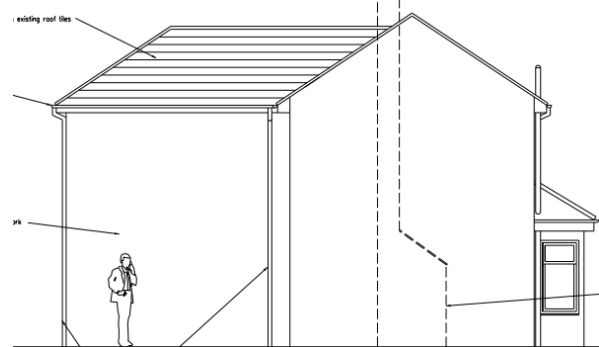
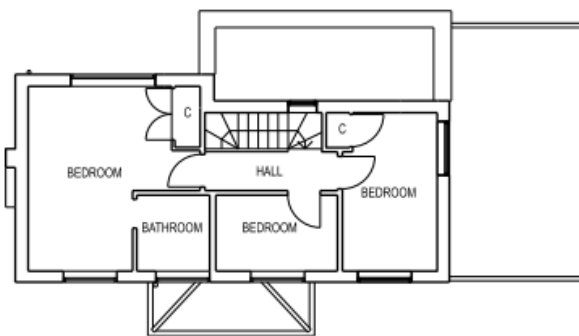
REAR ELEVATION

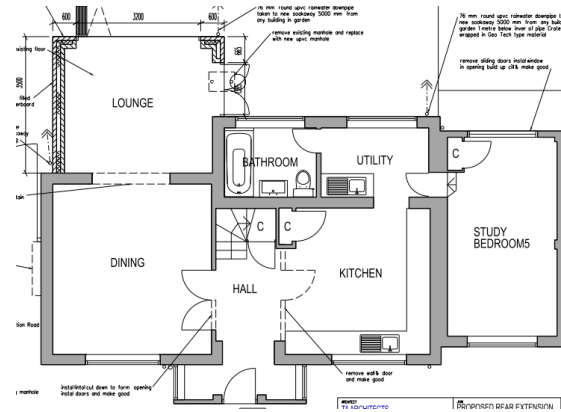
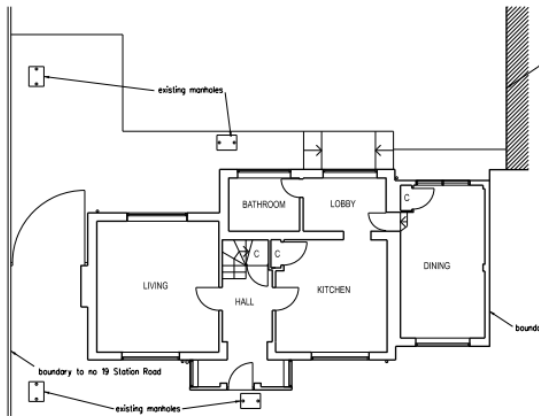


SIDE ELEVATION FACING No 17 STATION ROAD



SIDE ELEVATION FACING No 19A STATION ROAD





Background

The applicant was provided with the opportunity to amend the originally submitted plans so that a positive outcome could be achieved as the original submission was considered to impact the amenity of the neighbouring property. The revised plans reduced to the depth of the rear extension by 1m; from 4.5m to 3.5m.

Character and Appearance

The application site is a two storey detached house in use as a single family dwelling located within a cul de sac. The street scene is varied comprising rows of terraces and some detached houses. The end of the cul de sac comprises a number of garages which are likely used by residents of Station Road.



The proposed demolition of the chimney stack will not impact the character and appearance of the dwelling or the wider area, this element of the proposal does not necessarily require planning consent and is deemed acceptable.

The proposed two storey extension has been designed with a dual pitched roof which is set below the ridge, it is hipped and is of an appropriate scale. It is located to the rear of the dwelling and is not be visible from a public vantage point and so there are no concerns of its impact on the character of the area.

In terms of design and appearance the extension is considered to be acceptable and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

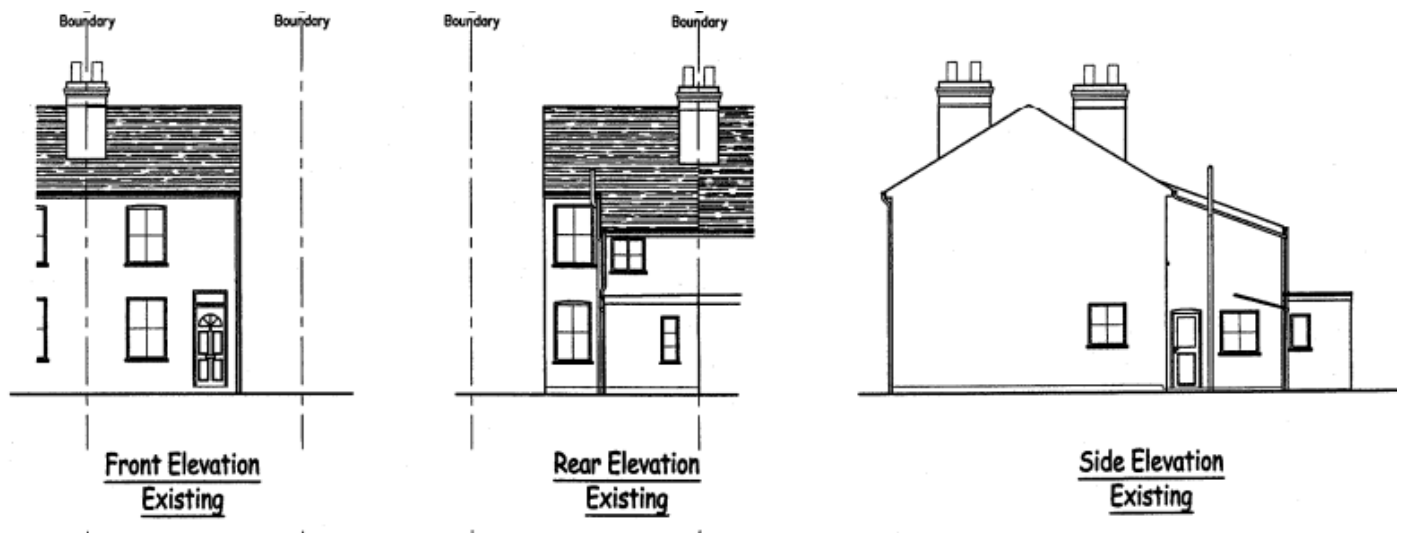
Post development there is sufficient private amenity space and the new bedrooms are compliant with the Council's technical standards. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The proposed development is located between No's 17 and 19A Station Road Meopham.

In terms of No.19A Station Road, the proposal would not impact light or outlook as the development is located away from the property and due to the siting and proximity of the houses there would not be any harm. In terms of privacy there is a door located in the western elevation of the development at ground floor level which will look in the direction of No.19, however given that this will be located away from the common boundary and the existing boundary treatment there would not be any loss of privacy.

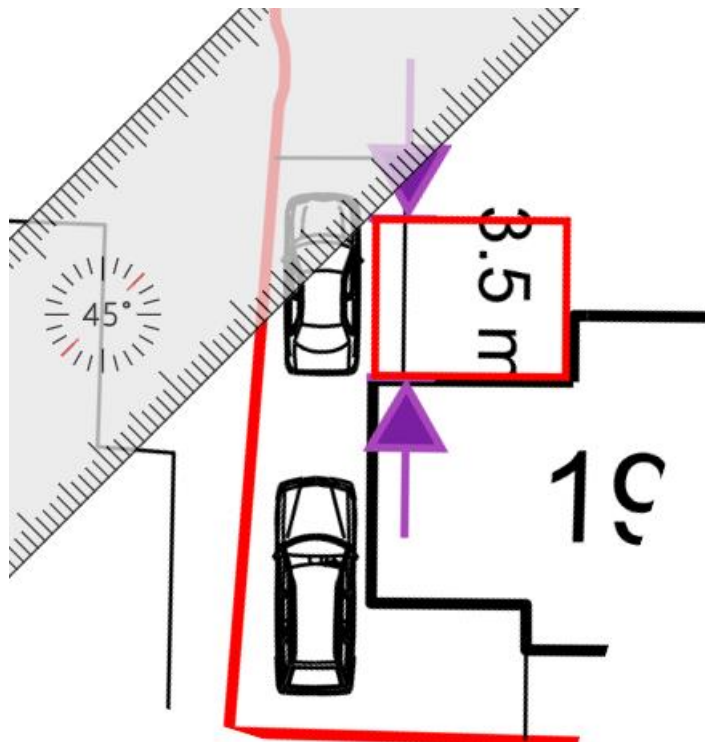
The property located to the West of the site is No 17 Station Road. The extension will be between 5 - 6.4m away from the flank elevation of No. 17. There are windows in the flank elevation of No.17 which serve a kitchen and lounge. The below images were extracted from a previous application at No.17 Station Road.



The photo below shows the application site with no.17 Station Road to the right of the image; emphasising the distance between the properties;



In terms of overshadowing, due to the siting of the properties and the path of the sun, the proposed extensions would not result in any more overshadowing than is already experienced. The reduced depth of the extension alleviates any potential impact on outlook as can be shown in the below image.





In terms of privacy there are no windows proposed in the flank elevation which would face towards No.17 and so there are no concerns in this regard.

To maintain ongoing privacy a condition will be imposed which will prohibit any window or door openings other than those granted permission to be created in either flank elevation of the extension. A further condition will also be imposed which will ensure the ensuite windows are obscure glazed and top hung in perpetuity.

The proposed development is considered to safeguard neighbouring amenity in line with the requirements of CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

There is a driveway to the side of the property which provides off road parking, furthermore the site is in close proximity to public transport links and so the proposal is considered to comply with the requirements of KCC Parking Standards 2006.

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.

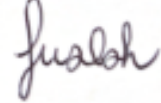
Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

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

Following revisions to the plans and a reduction in depth of the rear extension, the proposal 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:	23.04.2025	Dated:	23 April 2025