

Delegated Report

Householder Planning Application

Planning Application No: 20250791

Location: 1 Station Road Meopham Gravesend Kent

Description: Erection of a single storey rear extension and front and rear dormer extensions

Applicant: Mr. Simon Young

Site Visit Date: 22nd September 2025

Submitted Documents/Plans

- Application form;
- Drawing no. 01 – Location Plan and Existing Block Plan;
- Drawing no. 02 – Existing Floor Plans;
- Drawing no. 03 – Existing Elevations;
- Drawing no. 04 Rev. D – Proposed Floor Plans;
- Drawing no. 05 Rev. D – Proposed Elevations
- Drawing no. 06 Rev. A – Existing and Proposed Block Plans

Superseded

- ~~Drawing no. 04 – Proposed Floor Plans;~~
- ~~Drawing no. 05 – Proposed Elevations~~
- ~~Drawing no. 06 – Existing and Proposed Block Plans~~

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC7 – Other Archaeological Sites

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
- Section 15 – Conserving and enhancing the natural environment

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

No response from:

- Meopham Parish Council
- Ward Councillors

Neighbouring properties

7 surrounding properties were consulted plus site notice – the overall consultation expiry date was 12.09.2025 – one response received neither objecting to or supporting the Planning Application, the comments of which can be summarised as: current works and they are noisy, start early, park where they want and behaviour issues.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the northern side of Station Road. The application site fronts onto Wrotham Road with its rear facing onto the flank elevation of no. 3 Station Road. The site is located in the Rural Settlement inset from the Green Belt of Hook Green and in the Meopham Downs Landscape Character Area.





The application as originally submitted was for 'erection of a part double storey rear extension. Demolition of one chimney stack, conversion of loft space with front and rear dormer windows and 4 rooflights. Changes to fenestration'. The agent was advised that this proposal would not be able to be supported as the proposal which had been submitted was contrary to the Development Plan. The proposed part two, part single storey rear extension, given its size, would have extended across the remainder the rear elevation making it appear as an overly dominant extension which would not have been subservient to the host dwelling. The proposed dormer extension was set in from the sides of the roof and was not subservient in the roof slope. The proposed rooflight above was not set down from the ridgeline. Similarly, the proposed two dormer windows in the front roof slope were not sufficiently set down from the ridgeline or the sides of the roof slope and the rooflight was not sufficiently set down from the ridgeline. Given the siting of this property, all of these extensions and additions would have been fully visible and would not only have had a harmful impact on the scale and character of the host dwelling but would also have had a harmful impact on the streetscene. Therefore, the agent was advised that it was not possible to support the proposal under the Development Plan and it would be contrary to Policy CS19 (LPCS).

The case officer looked at what could be supported under the Development Plan and that is a single storey rear extension to extend the existing lounge with a mono pitched roof to the same depth to match the existing lean-to serving the utility room. Also, small centrally placed dormer windows in the front and rear roof slopes of modest size, set down from the ridgeline, in from the sides of the roof and up from the eaves with a hipped roof would be acceptable. The agent was advised there should be no rooflight squeezed in around the dormers and that the dormer should meet the guidance as set out in the Householder Design Guidance [Householder Extensions Alterations Design Guide](#):



It was confirmed with the agent that no extension at first floor level would be supported as that would be visible and harmful to the character of the dwelling and the streetscene due to Station Road running alongside the property.

The agent was asked to amend the drawings in line with the advice given, and the proposal was revised and it is now for a single storey rear extension and front and rear dormers extensions only.

The principle issues to be considered in the assessment of this amended proposal are:

Principle

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 extensions to an existing building in the Rural Settlement Inset from the Green Belt of Hook Green and as such the proposed development is acceptable in terms of principle. However, it will need to be assessed to see if it is acceptable in regard to all other considerations as follows.

Design, Character and Appearance

Due to the location of no. 1 Station Road and its orientation of the front elevation facing onto Wrotham Road, this means both the front, rear and southern flank elevations are all widely visible in the streetscene.

Single storey rear extension

The proposed single storey rear extension would be built next to the existing single storey rear extension, up to the flank wall, extend to the same depth (1.8m) and would be built to the same height with the same mono pitched roof design (with a height of 3.16m overall). It would be faced with brickwork and roof tiles to match existing and would have bi-fold doors in the rear elevation and the flank elevations, the last panel of which would be in the existing flank wall.

The extension is modest in depth and by being built in line with the existing rear extension and in line with the flank wall it would appear as a sympathetic addition to the property. It would not overwhelm the rear elevation of the property like the previous proposed two, part first floor rear extension would have by covering up the whole of the rear elevation. This proposed single storey rear extension means the first floor of the rear elevation would still remain visible. It also therefore would not have a harmful impact on the character and appearance of the streetscene of Station Road.

Front and rear dormer extensions

The front and rear dormers are set sufficiently in from the side roof slopes and up from eaves. They could be set slightly further down from the ridgeline than they are but there are some roof tiles showing above so they are considered acceptable. The front dormer would be hipped which replicates the main roof design; the rear dormer would have a gable end but this is considered acceptable as it is at the rear and less visible.

Overall, therefore the proposed single storey rear extension and front and rear dormer extensions would respect the scale and character of the host building and the character and appearance of the streetscene. In respect of design, character and appearance the proposal is compliant with Policy CS19 (LPCS).

Landscape character

The application site is located in the Meopham Downs Landscape Character Area and as such, Policy CS12 (LPCS) is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The area the site is located within is the built up village of Meopham and therefore given this context, it is

therefore considered that there would be no adverse impact on the landscape character from the proposal. As such, in respect of proposal would be compliant with Policy CS12 (LPCS).

Amenity of Occupiers

The resultant garden would be 495 sq. m and therefore would far exceed the 100 sq. m minimum required as set out in SPG2 (2020).

In respect of the amenity of occupiers, the proposal would be compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the small scale of the proposed single storey rear extension in terms of depth, width and height it would cause no overshadowing to the neighbouring property no. 3 Station Road. There are no windows in the flank elevation of no. 3 therefore no overlooking and in any case the situation would not be any worse than the existing situation regarding the windows.

The dormer extension in the rear would look out onto the flank elevation of no. 3 but again the view would not be materially greater than the existing situation with the first floor windows and with no windows in the flank of no. 3 there would be no direct overlooking; the angle of the outlook from the window would not be sufficient to overlooking no. 3's rear garden. The front dormer window would cause no overlooking to any of the properties opposite due to the distance.

In respect of neighbouring amenity, the proposal would be compliant with Policy CS19 (LPCS).

Parking and Highways

The proposal would not alter the existing parking situation and would add no bedrooms to the property, therefore no issues regarding parking and highways. In respect of parking and highways the proposal is compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an area of archaeological potential. However it is considered unlikely that the rear extension, adjacent to the existing dwelling, would have a significant below-ground archaeological impact. Therefore, in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The application is considered to be acceptable in respect of principle of development, design, character and appearance, landscape character, occupier and neighbouring amenity, parking and highway safety and archaeology. As such the proposal is compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>F Walsh</i>
Dated:	22nd April 2026	Dated:	23 April 2026