



Delegated Report

Householder Planning Application

Planning Application No: 20250168

Location: Pitfield Lodge Meopham Green Meopham Gravesend

Description: Erection of single storey rear extension and alteration of pitched roof to flat roof on existing rear extension.

Applicant: Mr Keith Hall

Site Visit Date: 27 May 2025

Submitted Documents/Plans

Householder Application for Planning Permission form;
Drawing no. 1003/PL/01 Existing ground floor layout;
Drawing no. 1003/PL/02 Existing first floor layout;
Drawing no. 1003/PL/03 Existing front and rear elevations;
Drawing no. 1003/PL/04 Existing side elevations;
Drawing no. 1003/PL/05 Proposed ground floor layout;
Drawing no. 1003/PL/06 Proposed first floor layout;
Drawing no. 1003/PL/07 Proposed front and rear elevations;
Drawing no. 1003/PL/08 Proposed side elevations;
Site plan;
Red line site boundary plan; and
Letter from the applicant dated 10 April 2025 with Heritage Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20150832	Alterations and the erection of a part two storey and part single storey rear extension, incorporating two dormer windows to provide an additional bedroom, living area and en-suite bathrooms and erection of an enclosed porch on the front elevation.	Permitted	02.10.2015
20141179	Erection of two storey rear extension incorporating alterations to the front gable to form living room at ground floor with a bedroom and two en-suite bathrooms at first floor level.	Permitted	05.02.2015
20050842	Erection of a detached double garage with storage area in the rear garden.	Permitted	24.11.2005
20020076	Erection of a pair of semi-detached two storey three bedroom dwellings.	Refused	24.04.2002
20010643	Erection of two storey extension on the south eastern elevation to form living room at ground floor level with a bedroom at first floor level; first floor extension on south western elevation involving installation of 2 no. dormer	Permitted	04.10.2001

	windows in proposed roof slope to form two bedrooms.		
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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
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- 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

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)
- Meopham Green Rural Conservation Area Appraisal 2017

Consultations, Publicity and Representations

GBC Conservation Officer

Initial response:

The proposal is acceptable as it would be located to the rear and not be visible from the public realm. Conditions requiring detail sections of the proposed flat roof eaves at a scale of 1/20 and 1/5 and details and samples of the proposed external materials should be imposed. For the windows, flush casements rather than storm casements should be used, in dark grey preferably.

Second response:

For clarification, it would be preferable for the proposed door to be a dark colour. The proposed window colour would be acceptable in this instance but if this were to be proposed on any front elevation it would not.

Meopham Parish Council
No response received.

Neighbouring properties

The application was publicised by a site notice, newspaper article and to four neighbouring properties by letter. No representations have been received. The overall consultation period expired on 16.05.2025.

Officer's Analysis

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

In relation to single storey rear extensions, the Householder Extensions/Alterations Design Guide (2021) sets out that they should not dominate the original property in terms of depth (extensions to extensions will not generally be supported); they should not rise above the window cill level of any first floor windows; they should not be excessive in height, especially where they are greater than three metres in depth; or excessive in width (no greater than the original building). Flats roofs can be acceptable where they are not widely visible and pitched roof designs should reflect the main roof.

The application site is located in the Meopham Green Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are also relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

Section 72(1) of the Planning Listed Building and Conservation Areas Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

It is noted that in the Meopham Green Rural Conservation Area Appraisal 2017, the application property is highlighted as a building that contributes positively to conservation area character. It is described as a part late 19th century and part modern house. In paragraph 6.4 in relation to Pitfield Lodge, the document states;

In contrast to Meopham Lodge, the original part of this later Victorian building (1897) follows an informal asymmetrical, cottage style, typical of that period. It projects forward towards the street with a cross wing at the back. The latter has a shallow west facing projection with a slightly overhanging first floor, the cantilever supported on moulded projecting first floor beam-ends. The building is fully gabled, its scale reduced a little by putting first floor rooms partly within the roof space. The exterior of the ground floor is of red brick and that of the first floor and gable panels is of peg-tiles hung on timber framing. Roofing is peg-tiles. Windows are cottage style. The Lodge has been comprehensively extended to the point where it can take no more.

The proposed development would broadly match with the design and facing materials of the existing building. Whilst the proposed roof would be flat and therefore not match existing, it would reduce the bulk of the extension and it would not be visible from the public realm. The GBC Conservation Officer has not raised an objection to the proposed development but seeks the submission of additional information (roof detail and external facing materials samples and details). These details can be the subject of conditions attached to any planning permission granted.

The application site is located in the Meopham Downs Landscape Character Area (LCA) and as such, Policy CS12 of the Gravesham Local Plan Core Strategy September 2014 is also 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 Meopham Downs LCA is characterised by a mixture of grazed pasture and arable land, with field shape and size being varied because of the topography of the area. Tree belts and native hedgerows with mature hedgerow trees form distinct boundaries.

The application site is located in Meopham village and the proposed development would be within an existing residential curtilage. The proposal would result in an increase in the amount of built development at the site but would not adversely affect the overall landscape character of the surrounding area. As such, it would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Overall, the proposed development would be appropriate in terms of design, would not be detrimental to landscape character or to the character and appearance of the existing building and the surrounding Conservation Area. Therefore, the proposal would be in line with Policies CS12, CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and the Householder Extensions/Alterations Design Guide SPD (2021).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants. In this regard, the Nationally Described Space Standards (NDSS) and the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The proposed development would improve the living conditions for future occupiers and sufficient rear garden area and depth would be retained.

It is noted that the proposal would result in the loss of a secondary w.c. window but due to there being an existing window for that room in the rear elevation, there would be no significant loss of natural light.

As such, the proposal would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 requires new development to be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of neighbouring occupiers. In this regard, the Borough Council's adopted Residential Layout Guidelines (RLG) are relevant.

The closest residential properties to the application site are nos. 1 Wellington Cottages and Wellington Lodge, Meopham Green (located to the north west and south west respectively). North Ridge, Meopham Green is located to the south east.

Due to the design of the proposed development, to the screening provided by boundary treatments and to the layout and orientation of the surrounding properties, there would be no adverse overlooking, overshadowing or overbearing impacts to the occupiers of the surrounding dwellings.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Any Other Material Planning Considerations

It is noted that the rear boundary of the application site adjoins the Green Belt but that the plot is entirely located within Meopham Village. Due to the small scale nature of the proposal and its location away from the site boundary, there would be no adverse impacts on the openness of the Green Belt.

The application site is located within an area of multi-period archaeological potential and Groundwater

Source Protection Zone 3. However, as the proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur, then it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

It is noted that the application site is within an area covered by an Article 4 direction (reference Ar/09/4) which removes various permitted development rights from dwellings including Classes A, C, D and H of Part 1, Class A of Part 2 and Class B of Part 31 of Schedule 2 to the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Suggested conditions

Time Limit

Development in accordance with the approved plans

Detail sections of the proposed flat roof eaves prior to above ground works

Details and samples of the proposed external materials prior to above ground works

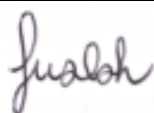
Conclusion

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

Recommendation

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	05 June 2025	Dated:	10 June 2025