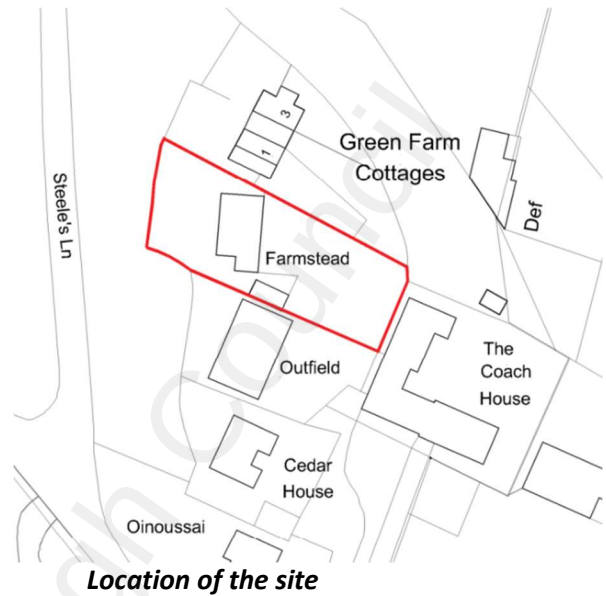


Introduction

This document is prepared to support full planning application of Farm Stead Meopham Green. The site is located in Meopham village which is located in Gravesham Borough Council. The site is located within 2 miles of Meopham train station. It lies within Meopham Green Conservation Area. The site access comes from Steele's lane which is off from Wrotham Road A227.

Existing House

The existing house is two storey detached property. It has a very large front garden and an angled rear garden. The house has an existing garage which is located on the south of the land. The house has a very small single storey side extension wing located on the south façade of the property.



Rear of the house



Front of the house



Garage

Surrounding houses

Houses surrounding the site are of varied scales and sizes. Meopham Cricket ground is located at the front of the house. The houses on the right and left of the site are two storey with pitched roof, render or brick. Almost all of the neighbouring houses have had very large extensions over the years, some very recent. Some relevant neighbourhood planning applications are mentioned below. Some of these properties below have undertaken a substantial amount of extension works from ranging from lofts, single storeys, garage conversions, double storey extensions and outbuildings resulting in major changes to properties.

- **Downsview Meopham Green Meopham Gravesend Kent DA13 0QU**
 Demolition of existing single storey garage and utility room at the side; erection of two storey side extension and single storey flat roofed rear extension; loft conversion with dormers to front and rear roof slopes; alterations to porch and front facade.
 Approved: 25 Mar 2021
- **North Ridge Meopham Green Meopham Gravesend Kent DA13 0PZ**
 Erection of an outbuilding in the rear garden
 Approved: 26 Oct 2018
- **North Ridge Meopham Green Meopham Gravesend Kent DA13 0PZ**
 Erection of a single storey detached outbuilding in the rear garden.
 Approved: 26 Jul 2017
- **The Oast House Meopham Green Meopham Gravesend Kent DA13 0PY**
Proposal:
 Erection of a part two storey and part single storey rear extension, removal of front entrance porch, installation of tile hanging on part of the north elevation and erection of a detached single garage to the south side with formation of associated driveway.
 Approved: 11 Jul 2017
- **Pitfield Lodge Meopham Green Meopham Gravesend Kent DA13 0PZ**
 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.
 Approved: 2 Oct 2015
- **Pitfield Lodge Meopham Green Meopham Gravesend Kent DA13 0PZ**
 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.
 Approved: 5 Feb 2015
- **Pitfield House Meopham Green Meopham Gravesend DA13 0PZ**
 Erection of part single storey, part two storey side/rear extension to form enlarged kitchen, dining area, utility room, gym, plant room and games room at ground floor level with two

enlarged bedrooms and ensuite accommodation at first floor level; erection of a detached triple garage at the front and replacement of existing doors and windows.

Approved 28 Jun 2013

- **North Ridge Meopham Green Meopham Gravesend Kent DA13 0PZ**
Erection of single storey rear extension to form dining room, breakfast area and enlarged lounge; construction of new curved roofs on existing dormer windows in front and rear roof slopes; replacement of vertical tile hanging on dwelling with cedar boarding and replacement of front gate and brick piers.
Approved: 25 Oct 2011
- **Green Farm House Meopham Green Meopham Gravesend Kent DA13 0PY**
Demolition of 'servant's wing' to the north and erection of two storey replacement and rear extension to form entrance hall, living room, cloakroom, larder and wc at ground floor level with two bedrooms, ensuite bathroom/wc, ensuite shower room/wc and dressing room at first floor level; erection of two storey rear infill extension to form cloakroom/wc at ground floor level and enlarged bedroom at first floor level; construction of dormer window in east roof slope and conversion of roof space into a study.
Approved 20 Jun 2007
- **Green Farm House Meopham Green Meopham Gravesend Kent DA13 0PY**
Alterations and refurbishment of existing garage involving construction of new pitched roof, installation of doors and removal of windows.
Approved: 20 Aug 2008
- **Little Hintock Meopham Green Meopham Gravesend Kent DA13 0PY**
Erection of single storey front and rear extensions to form enlarged lounge at front and a one bedroom annexe at rear.
Approved: 12 Jul 2004
- **The Oast House Meopham Green Meopham Gravesend Kent DA13 0PY**
Proposal:
Erection of single storey extension on the south elevation to enlarge dining room, linking to the existing kiln providing an additional reception room, bedroom and wc/shower room, construction of 2 dormer windows in the eastern roof slope and formation of two bathrooms in the roof space at first floor level.
Approved in 1992
- **By-Ways Meopham Green Meopham Gravesend Kent DA13 0PY**
Proposal:
Erection of single storey extension on northeast elevation and alteration to the roof, construction of dormer extensions in the back and side roof slopes and conversion of roof space to form 2 no. bedrooms and ensuite bathroom.
Approved in 1990
- **Cedar House Meopham Green Meopham Gravesend Kent DA13 0PY**
Proposal:

Erection of two storey rear infill extension.
Approved in 1988



Neighbourhood houses

Gravesham BO

Proposal

The proposal includes a two-storey rear extension. The idea is to increase the living space in the property by adding a large open plan kitchen dining on the ground floor along with a utility and have two bedroom upstairs in the first floor. The two-storey rear extension is in line with what has been approved in the neighbourhood thus have no impact on the surrounding environment. The rear façade of the house has a very symmetrical design, and the new proposal is created considering the existing look of the property.

The proposed extension will have painted brick to match the existing property, and pitched roof tiles matching the existing materials of the property. New external doors and windows will match existing doors and windows. The idea is to create a design which will have no impact on the existing style of the property and on the surrounding environment.

It is worth noting that this proposal will not have any impact on the openness of the site and it does not affect the light, living spaces and privacy of any of the neighbouring properties. The proposal is designed in a way so that care is taken to ensure the frontage of the house is not affected when facing the house and the front garden and the garage are untouched.

The extension will also have no impact on the surrounding flora and fauna or biodiversity and aims to maintain the intrinsic character of the area. The proposal has been designed keeping in line with the National Planning Policy Framework with Gravesham's Local Plan Core Strategy.

Conclusion

The proposed extension is similar to what is already approved in the neighbourhood. It will have no impact on the surrounding environment and will add positively to liveliness of the existing and future occupants of the property.