



Meopham Parish Council
St Johns Centre
Wrotham Road
Meopham
DA13 0AA

Planning Department
Gravesham Borough Council
Sent by email

Dear Avril

Re: Application 20250044
19 Station Road, Meopham, Gravesend, Kent, DA13 0LX

Meopham Parish Council wishes to provide the following response:

The planning history on this one dates from 1979.

19790507 - application for a 1.6m high boundary wall and garage – permitted
19791128 – application for a front porch and toilet – permitted
19890258 – application for a 6-storey structure comprising 6 cat pens for use as a cattery – withdrawn.

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 designated 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.

Yours Sincerely

A solid black rectangular box used to redact the signature of Lisa Winter.

Lisa Winter
Clerk and RFO