



Town planning and development



The Oaks, Ridge Lane, Meopham, Gravesend, Kent, DA130DP

LAWFUL DEVELOPMENT APPLICATION:

**ERECTION OF SINGLE STOREY SIDE EXTENSION;
SINGLE STOREY REAR EXTENSION; AND REAR
ROOF DORMER, FOLLOWING REMOVAL OF
EXISTING SINGLE STOREY SIDE EXTENSION**

SUPPORTING STATEMENT

Submitted on behalf of D & K Higgins
Our Ref: OTP2248

April 2026

1.0 INTRODUCTION

- 1.1 This brief statement supports an application for a Lawful Development Certificate for proposed development under Schedule 2, Part 1, Class A and B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) (*The GPDO*), for the erection of a single storey side extension, single storey rear extension and rear roof dormer to The Oaks, Ridge Lane. Meopham, Gravesend, Kent, following the removal of an existing single storey lean-to extension to the west side of the existing dwelling.
- 1.2 The application is submitted with a full description of the proposed development (below) and a full set of existing and proposed plans, OS Plan and Block Plan identifying the site and the scale and nature of the proposed extensions.

2.0 SITE AND SURROUNDING AREA

- 2.1 The application site comprises of a detached dwelling of 1.5 storeys set within relatively extensive grounds which extend from its access lane off Ridge lane to the north down to Ridge Lane to the southeast. The house faces north towards its own access, and this access lane also forms part of a public right of way, whilst the rear garden to its south has a depth of approximately 50m to Ridge Lane. It is notable that the land slopes south-eastwards from the access road to the north, and as such the land falls away south of the existing dwelling towards Ridge Lane in the south.



- 2.2 The existing house on site has been altered since construction, comprising of the main dwelling has a relatively small footprint of some 39m², plus a lean-to section of some 10m² to its western flank. It is not completely clear whether this lean-to is an original element of the house or was added after the original cottage was built, and indeed, if it was, whether this was pre or post 1947. However, for the purposes of this LDC proposal we have considered this lean to be an addition to the original

property, and we have omitted consideration of this lean-to element from the permitted development calculations that will follow in this supporting submission.

- 2.3 Aside from the main dwelling there is also a detached garage sited to its west, whilst other minor domestic outbuildings are located within its rear garden to its south east, though these are some distance from the main dwelling.
- 2.4 The site is located within the metropolitan Green Belt and adjoins a local nature site opposite (across their driveway and PROW off Ridge Lane). However, these designations do not affect permitted development rights. The site is not within the AONB/National Landscape and it is not within a conservation area etc. and there are no 'Article 4 directions' in place that would remove permitted development rights. As such, the site retains the full permitted development rights that apply to all houses under the Town and Country planning (General Permitted Development) order (England) 2015 (as amended) (GPDO).

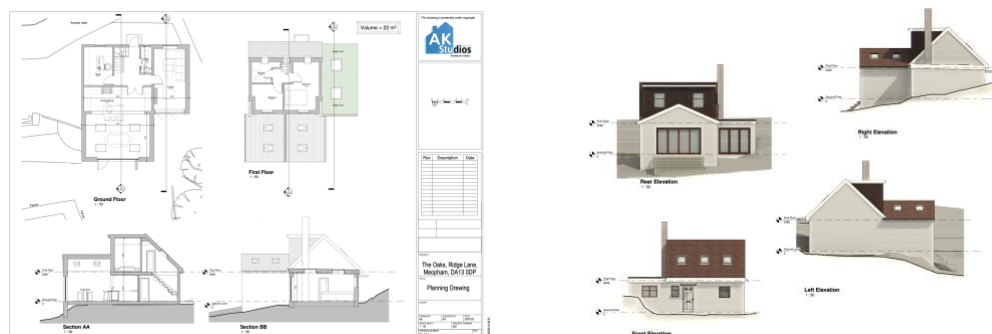
3.0 PLANNING HISTORY

- 3.1 Whilst an application to demolish the existing dwelling and replace this with a new two storey dwelling here was submitted and refused in 2024 (ref: 20240462), this is of no direct relevance to the consideration of the current submission.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises four elements and involves the removal of the existing single storey lean to o the western side of the house, and then the erection of a flat roofed single-storey side extension to the east of the house, a single storey rear extension with dual pitched roof to the rear, and arear dormer roof extension, following the demolition of the existing lean-to to the west side of the dwelling.
- 4.2 The proposed side extension would be 3m wide and 5.9m long, having an internal and a total height of 2.65m from FFL to its eaves, though its height above existing ground levels around it would be lower given this extension would be partially dug into the land to the east of the existing dwelling. The width of this proposed side extension would be less than half the width of the existing 6.2m wide dwelling and as such, complies with Class A of the GPDO.

- 4.3 The proposed rear extension would extend some 4m from the rear face of the existing dwelling and would stretch across the rear of the original dwellinghouse. Due to the land falling away southwards this extension would need to be erected on footings that rise up to 0.8m above the corresponding land at its furthest point, but for the purposes of the GPDO the height of the extension is measured from the point it connects to the main dwelling, which would mean the extension would have eaves of 2.5m high, and a maximum ridge height of 4m. This therefore complies with the criteria of Class A of the GPDO.
- 4.4 The rear dormer would be sited to the rear and would have vertical face of 2.75m high, a depth out from the roof of 3m, and stretch some 5.75m across the rear of the house. The dormers would be set below the ridge of the existing roof and would be set back from the eaves of the roof by 350mm+, which would be retained, apart from where the dual pitch roof of the proposed single storey rear extension ties into the face of this dormer. The resulting dormer would have a volume of some 22m³. This therefore comply with the criteria of Class B of the GPDO.



Proposed plans and elevations

5.0 COMPLIANCE WITH Sch.2, Pt. 1, CLASSES A, B and E OF THE GPDO.

5.1 Proposed rear dormer

- 5.1.1 Schedule 2, Part 1, Class B (*additions etc to the roof of a dwellinghouse*) of the GPDO grants deemed consent the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This stipulates that to be permitted development no part of the dormer can exceed the highest part of the existing roof, extend beyond a roof plane that forms the principal elevation of the house and fronts a highway, have

a cubic content greater than 50m³, include a verandah, balcony or raised platform, replacement chimney, flue or soil pipe, and must be constructed in materials to match that of the existing dwelling, and maintain or reinstate the eaves of the dwelling, retaining a distance of 0.2m from them.

5.1.2 As the plans demonstrate, the proposed dormer meets the above requirements.

5.2 Proposed side extension

5.2.1 Schedule 2, Part 1, Class A (*enlargement, improvement or other alteration of a dwellinghouse*) of the GPDO grants deemed consent the enlargement, improvement or other alteration of a dwellinghouse. Where side extensions are concerned, these must not cover more than 50% of the site area, exceed the highest part of roof of the house, have eaves higher than existing or higher than 3m if located within 2m of any site boundary, extend forward or a principle elevation of the dwelling house or a side wall that fronts a highway, exceed 4m in height or a width greater than half the width of the existing dwelling. In order to comply the proposal must also be built in materials to match those of the existing dwelling.

5.2.2 As the plans demonstrate, the proposed side extension meets the above requirements.

5.3 Proposed single storey rear extension

5.3.1 Again, Schedule 2, Part 1, Class A (*enlargement, improvement or other alteration of a dwellinghouse*) of the GPDO grants deemed consent the enlargement, improvement or other alteration of a dwellinghouse including single storey rear extensions. For these to constitute permitted development such extensions must be wholly to the rear of the original house and on the case of detached dwellings extend no more than 4m from the rear wall of the dwelling; must be no higher than the highest part of the dwelling, have eaves higher than the existing or an overall height in excess of 4m high if a dual pitched roof is used.

5.3.2 It is noted that in the case here the proposed single storey rear extension is required to stand on foundations which themselves would extend up to 0.8m above the existing ground levels directly below the rear part of the proposed extension, but this is not significant for the purposes of determining whether the overall height limit is exceeded. The Government's '*Permitted development rights for householders*:

Technical Guidance' September 2019 confirms that when measuring height this is measured from ground level, this being the ground immediately adjacent to the building in question. It notes that where ground level is not uniform (for example if the ground is sloping), then the ground level is the highest part of the surface of the ground next to the building, which in this case is the point the proposed extension connects to the existing house. Given that the ground level to be used is the highest part of the surface of the ground next to the proposed building, then in the case here the measurement of eaves and overall height should be taken from the point where the proposed building would be furthest up the slope. If a horizontal line is then drawn from here, if on sloping ground the eaves and height of the extension do not lie above this horizontal, then building would accord with the height limits of Class A, even if it might exceed the requisite heights when measured at its furthest point.

5.3.3 As such it is clear that the height of the proposed extension meets the overall height limits set out in the GPDO, as well as all other criterion in Class A, Part 2, Schedule 1.

5.3.4 Furthermore, it is also clear that the foundations below the FFL of the proposed extension are an integral part of it, and do not in their own right constitute a separate engineering operation that itself would require planning permission.

6.0 CONCLUSIONS

6.1 The proposals submitted here would constitute permitted development by virtue of Classes A and B of the GPDO and as such, a Lawful Development Certificate should be issued in this instance.

End.

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Orbis town planning – 15th April 2026