

Delegated Report

Householder Planning Application

Planning Application No: 20250520

Location: 18 Longfield Road Meopham Gravesend Kent

Description: Demolition of existing conservatory. Erection of a single-storey rear extension with roof light.

Applicant: Ms Jerram

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 23/05/2025;
Supplementary Information – Design and Access Statement;
Drawing Number E001 (Site Location Plan);
Drawing Number E005 (Site / Block Plan – Existing);
Drawing Number E010 (Floor Plan – Existing);
Drawing Number E020 (Rear Elevation – Existing);
Drawing Number E025 (Side Elevations – Existing);
Drawing Number E100 (Site / Block Plan – Proposed);
Drawing Number E110 (Floor Plan – Proposed);
Drawing Number E120 (Rear Elevation – Proposed);
Drawing Number E125 (Side Elevations – Proposed); and
Drawing Number E130 (Section – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20170384	Conversion of the garage into a habitable room and installation of a window on the flank elevation.	Permitted	06.06.2017
20030427	Erection of a conservatory at the rear.	Permitted	07.07.2003
19990555	Erection of two storey side extension incorporating three dormer windows in the front roof slope at first floor level and single storey rear extension to form garage, kitchen, utility room and front canopy with bedroom and bathroom at first floor level and widening of the existing vehicular access onto a classified road.	Permitted	14.10.1999

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

Gravesham Local Plan: First Review (1994)

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)

Consultations, Publicity and Representations

Consultees

Parish Council – No comments received

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 2nd June 2025. No responses were received and the consultation period ended on 27th June 2025.

Officer's Analysis

Design, Character and Appearance

18 Longfield Road is a two storey semi-detached dwellinghouse located on the northern side of the highway. The property is hardstanding to the frontage with some soft landscaping and has previously been extended to the side and rear.



The application proposes the demolition of the existing conservatory to the rear with the erection of a single storey rear extension.

The extension would have a part mono-pitch and part flat roof at a maximum height of 3.36m and an eaves height of 2.95m. The extension proposes an overall width of 3.7m and would project from the rear elevation by 4m. It is no deeper than the existing conservatory and now closer to the boundary.

The extension would create space for an open plan kitchen / dining / living area. To the rear elevation there would be patio doors from the dining room to the rear garden and a window to the flank elevation. The proposal would be constructed with a brick finish to match the existing.

The development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development the site would retain an area of 195.77msq and a depth of circa 17.71m, in accordance with recommended guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposal introduces a window to the flank elevation of the extension. However, this would serve the newly formed dining room which is not considered to be a habitable room. Furthermore, due to the distance from neighbouring property it is not considered to have a detrimental impact on the privacy of neighbouring properties

The proposed single storey rear extension is modest in height and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of outlook, overshadowing or loss of light. It will also replace a conservatory which by its very nature, is predominantly glazed. The proposed extension will be an improvement on the existing situation.

No neighbour representations have been received.

Therefore, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Any Other Material Planning Considerations

Impact on the Landscape

The application site is inset from the Green Belt and located within the Meopham Downs Landscape Character Area. This area is characterised by gently undulating topography with a mix of arable and pasture farmland, three large settlements located along the A227 and traditional architecture surrounding village greens providing local vernacular.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is unlikely that the proposed development would have any detrimental impacts on the character of the landscape, by virtue of its location within the rural settlement.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14 th July 2025	Dated:	15 July 2025