

PLANNING STATEMENT

Proposed erection of new part single and part two storey side and rear extension with associated alterations and open oak framed front porch

At 20 Pitfield Drive, Meopham, Gravesend DA13 0AY For Mr and Mrs M Rowson

BDC ref. 26015

Planning Portal ref. PP-15170349

18th August 2026

This brief statement has been prepared to explain the reasoning behind submission of this planning application.

The proposed extension and porch have been designed to complement the existing house and improve the living accommodation available to the young family that occupy it. There will be no adverse impact on proposed parking arrangements or the amenities of local residents if it is implemented.

There have been various extensions to houses in Pitfield Drive but as number 18 is close and visible from the rear garden of the application site we will use that as an example of nearby development. The most recent extension to this property was “erection of a part two storey part single storey rear extension, single storey side extension and a front porch canopy”, granted with conditions on 23 May 2017 under reference 20161244 and resulting in a 5-bedroom house of generous proportions with integral garage.

Due to the relationship of number 20 with 19 and 21 Pitfield Drive, it is clear that there will be no adverse impact on the amenity of adjacent neighbours or the local occupants generally if the proposal is implemented. We have shown a sight line drawn at 30° from the centre of the nearest first floor rear windows at numbers 19 and 21 to shown that they are not intersected by the proposed first floor extension. As the detached garage structure serves both 20 and 19 Pitfield Drive, it provides a natural buffer with its large, hipped roof.

The design has been carefully developed to provide a pleasing aspect and we request that the Local Planning Authority takes a sympathetic view when determining this application.