



Delegated Report

Householder Planning Application

Planning Application No: 20250326

Location: The Timbers, Melliker Lane Meopham Gravesend

Description: Demolition of existing porch and erection of replacement porch.

Applicant: Mr and Mrs T Page

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 31/03/2025;
OS Plan,
Drawing Number P01 (Site Plan – Existing);
Drawing Number P02 (REVISED Site Plan – Proposed); and
Drawing Number P03 (REVISED Floor Plans and Elevations – Existing and Proposed).

~~Drawing Number P02 (SUPERSEDED Site Plan – Proposed); and~~
~~Drawing Number P03 (SUPERSEDED Floor Plans and Elevations – Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20080853	Erection of two storey side and single storey front extension with dormer above to form study, garage and porch at ground floor level with two bedrooms, ensuite shower room/wc and balcony at first floor level and construction of pitched roofs over existing front and rear dormer windows.	Refused	18.12.2008
19780997	Erection of porch at front	Permitted	09.01.1979
19612121	construction of cul-de-sac road and erection of 21 detached dwellings with garages rear of Chestnut	Permitted	06.01.1965
19611121	site for erection of 16 dwellings	Permitted	07.01.1964

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

- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 Development Affecting Conservation Areas
- TC7 Other Archaeological Sites

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
- Section 16 – Conserving and enhancing the historic environment

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)
- 19th Century Suburban Conservation Areas Management Plan;
- Hook Green, Meopham Conservation Area Character Appraisal (2009)
- Design for Gravesham – Design Code (2024) and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No Comments Received

Parish Councillor – No Comments Received

Neighbouring properties

6 surrounding properties were consulted and a Site Notice was displayed on 07.04.2025. No responses were received and the consultation period ended on 02.05.2025.

Preliminary Matters

The original plans submitted showed the porch to be stepped back from the front elevation by 0.34m, which was considered to be insufficient. The Agent was contacted and revised plans were provided on 19.05.2025.

Officer's Analysis

Design, Character and Appearance

The Timbers, Melliker Lane is a two storey detached dwellinghouse located on the western side of the highway at the junction of Melliker Lane and Wrotham Road. The dwelling is in a rural settlement inset from the green belt and in the Hook Green, Meopham Conservation Area.

The property is part soft landscaped with a driveway and garage to the frontage and has previously been extended with a porch.



The application proposes the demolition of the existing porch with construction of replacement porch.

The proposed porch will have a sloped roof at a maximum height of 3m and an eaves height of 2.45m. It will have a length of 4.5m and will be set back from the front elevation by 0.48m.

The porch will be glazed to the side elevation with entrance door with glazing to the front elevation. It will be constructed with a brick facing plinth, clay roof tiles and Upvc windows, all to match the existing.

The application site is located in the Hook Green Conservation Area and as such, Policy CS20 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant. These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

The proposed porch is considered to be a modest addition to the existing dwellinghouse, and will be constructed with appropriate materials. Whilst it is visible from a public vantage point, it is not considered to have a detrimental impact on the surrounding street scene. It is a comparatively modern property within the conservation area. Therefore, the application is considered to be acceptable in terms of design and is not considered to have a detrimental impact on the character and appearance of the Hook Green Conservation Area.

To the south of the application site is neighbouring property known as The White House which is a Listed Building. The White House is a 19th Century classical style house and makes a valuable contribution to the character of the conservation area. However, due to the modest size of the proposed

porch and the distance between the neighbouring property, the proposal is not considered to have an impact on the setting of the neighbouring listed building.

Overall, the proposal is not excessive in size or bulk, is constructed using appropriate materials and is considered to be sympathetic to the host dwelling. Therefore, the proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building, neighbouring properties or the surrounding conservation area. Therefore, the proposal would be in line with Policy CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 and the Householder Extensions/Alterations Design Guide SPD (2023).

Amenity of Future Occupiers

The application will not impact the amenity of future occupiers and as such 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).

Neighbouring Amenity

The Timbers is a detached dwelling in a generous application site, with the proposed porch set away from neighbouring properties and as such there are no concerns with the impact of loss of light or overshadowing. Furthermore, the proposal is not considered to be a habitable room and as such there are no concerns with neighbouring privacy. No neighbour representations have been received.

Overall, there are no concerns with neighbouring amenity and the proposal is considered to be 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).

Parking and Highways

The replacement porch will not impact the existing parking provision at the property and as such there are no concerns related to parking and highways.

Any Other Material Planning Considerations

Landscape Character Area

Section 15 of the NPPF (2024) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Meopham Downs Landscape Character Area. The topography is gently undulating with a mixture of arable and pasture farmland. The area is characterised by neat pattern of small square fields in the south and broader irregular shapes to the north with narrow lanes and road with hedgerows. There are three large settlements located along A227 running east and west with traditional architecture surrounding village greens. The condition is good and the guidelines are to conserve and reinforce.

Due to the nature of this proposal there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2024).

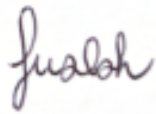
Conclusion

The application is in accordance with local and national planning policy. It is not excessive in size or bulk, will be constructed using appropriate materials, will not impact on the amenity of future occupiers or neighbouring properties and would not have a detrimental effect on the character and appearance of the Hook Green Conservation Area. As such it is recommended that the proposal is permitted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20th May 2025	Dated:	20 May 2025