

Planning, Design and Access Statement
40 Norah Lane, Higham, Nr Rochester Kent, ME3 7EW.





Description

40 Norah Lane is a detached bungalow set within a good sized plot. The bungalow has a high dual pitched roof which is suitable for conversion to habitable space.

To the left side of the bungalow there is an old garage which is too small for modern cars. Behind the bungalow there is an older style conservatory extension.

The proposal is to extend the bungalow to the rear with a single storey extension, to convert the roof space adding dormers to the front and rear roof slopes and to knock down the current garage which is in poor repair and to build a store to the side of the house.

There is sufficient off-road parking to the front of the house and a large garden to the rear.

Design

The main changes that are going to be visible from the front are the additional of a covered porch and two dormers to the front of the roof. A dormer to the rear provides the headroom required to create four bedrooms and a bathroom by way of the proposed loft conversion.

To the rear a full width single storey extension is proposed which could be added under permitted rights as could the rear dormer and loft conversion.

The extension will be finished in matching external materials to the main house and the dormers finishes with tiles to match the roof.

Access

The house will have habitable rooms and toilet facilities on the ground floor accessible by one step up to the front. There are excellent public transport services to Higham including the mainline railway station at Lower Higham with regular commuter services to London and Kent Coast and regular weekend trains.

There are bus stops on the Gravesend Road at the top of Villa Road and other stops along the Gravesend Road and within the village by the Post Office which serve Higham. Services run to Gravesend Town Centre, Dartford and Blue Water or to the Medway Towns from stops on the Gravesend Road. A bus services also runs to the villages of Cobham and Meopham.

Planning

Many of the proposed alterations to the house could be undertaken under permitted development rights including the loft conversion, rear dormer extension, rear ground floor extension and porch. As dormers are proposed to the front roof slope, we submit this application covering all the works proposed to the house.

Relevant planning policies:

Gravesham Local Plan Core Strategy (September 2014):

CS01 – Sustainable Development

CS02 – Scale & Distribution of Development

CS11 - Transport •

CS12 – Green Infrastructure

CS18 – Climate Change

CS19 – Development & Design Principles Saved Policies in the Gravesham Local Plan First

Review (November 1994): • P3 – Vehicle Parking Standards

Other material considerations National Planning Policy Framework (2023)

Section 2 – Achieving sustainable development •

Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

SPG2 - Residential Layout Guidelines (2020)

SPG 4 - KCC Parking Standards (2006)

SPD4 - Householder Extensions/Alterations Design Guide (2021)

Technical Housing Standards – Nationally Described Space Standard (2015)

The proposal for dormers to the front is in keeping with other properties along Norah Lane. The image below is of the two houses next door to the application property.

The proposed front dormers have been designed to be attractive and of minimal visual impact as possible. The images below show that many houses here have front dormers and a number of these have much greater visual impact than the dormers proposed.



The image below shows houses with front dormers on the other side of Norah Lane.



As mentioned, the other alterations are possible under permitted development rights.

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