

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20250089

**Location:** 49 Forge Lane Higham Rochester Kent

**Description:** Erection of a single storey rear/side extension with roof lantern. Reduction to car port along with replacement gates.

**Applicant:** Matthew Mole

**Site Visit Date:** N/A

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### Submitted Documents/Plans

Application Form;  
Drawing No. 24-2295 Rev. 02 Page D01 – Site location Plan and Block Plans – Existing and Proposed;  
Drawing No. 24-2295 Rev. 02 Page D02 – Floor Plans and Roof Plan – Existing;  
Drawing No. 24-2295 Rev. 02 Page D03 – Floor Plans and Roof Plan – Proposed;  
Drawing No. 24-2295 Rev. 02 Page D04 – Elevations – Existing;  
Drawing No. 24-2295 Rev. 02 Page D05 – Elevations – Proposed; and  
Drawing No. 24-2295 Rev. 02 Page D06 – Section AA – Proposed.

### Relevant Planning History

No relevant history.

### 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)

- P3 – Vehicle Parking Standards

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)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

## **Consultations, Publicity and Representations**

### Consultees

#### Local Ward councillors

As Ward Councillor, please note that I have no objections providing the Borough Council is satisfied that the development does not contravene any green belt status or materially impact on the amenity of the adjoining neighbouring properties.

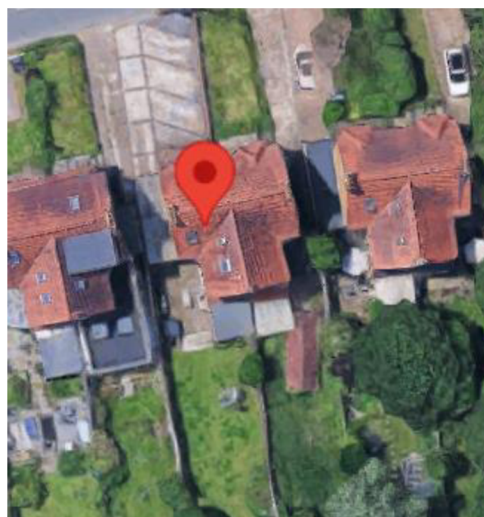
### Neighbouring properties

Four surrounding properties were consulted and no responses were received. The overall consultation period expired on 25.02.25.

## **Site Description**

49 Forge Lane is a two-storey semi-detached property fronting the eastern side of Forge Lane. The site is situated within the Higham Arable Farmlands Landscape Character Area, inset from the Green Belt.

### **Google Images**



This application proposes the erection of a single storey rear/side extension with roof lantern and a reduction to the car port; along with relocated gates.

## Proposed Development

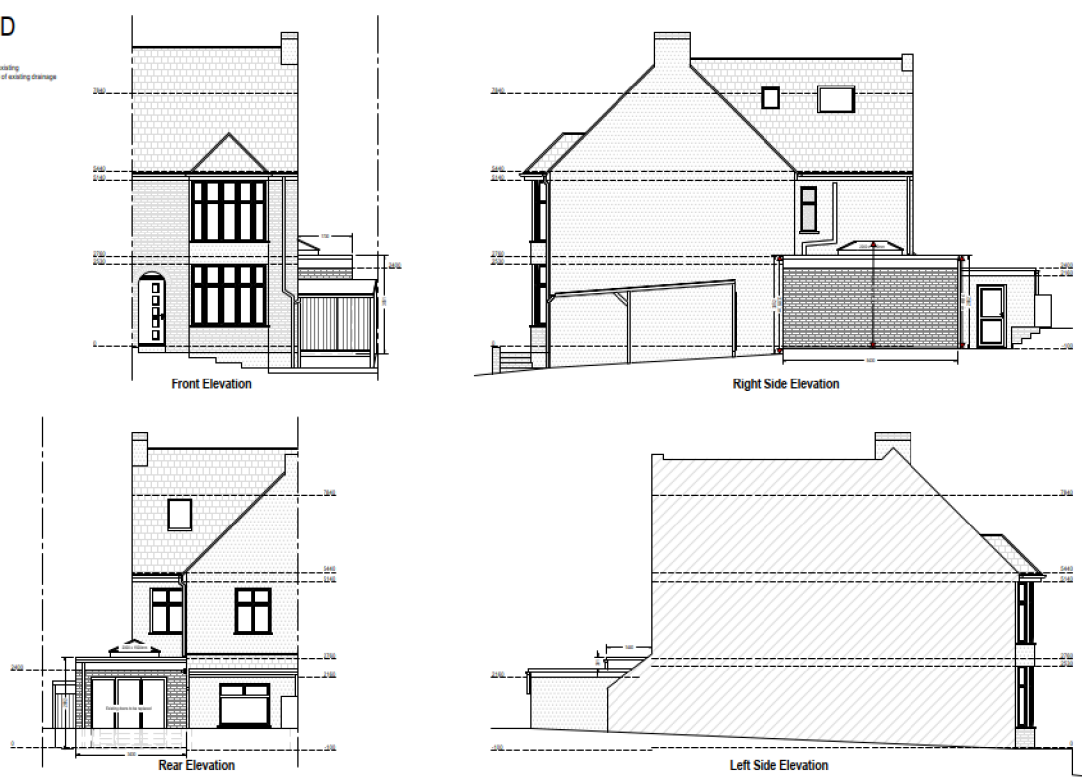
The development would create space for an additional living area, and the dimensions are indicated on the plans:

### EXISTING

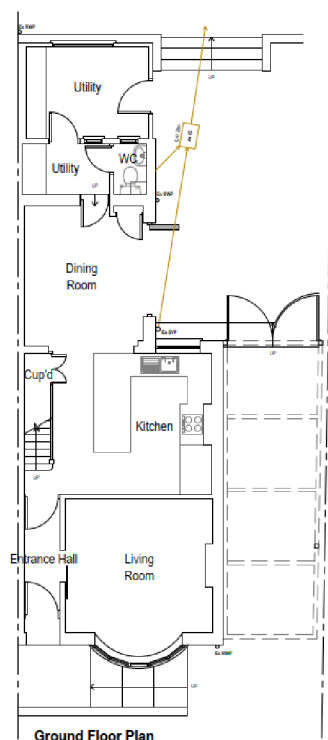


### PROPOSED

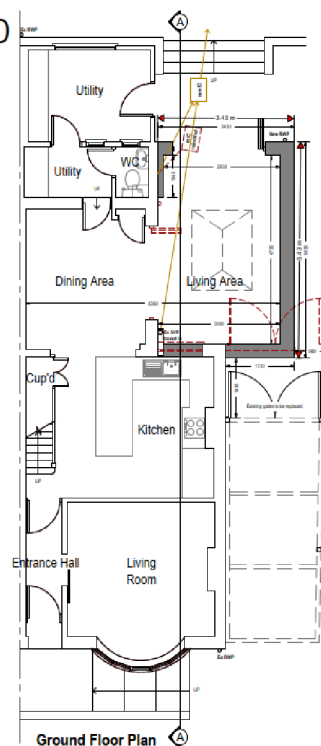
Proposed Materials  
 Walls: Brick to match existing  
 Flat roof: Ply membrane to match existing  
 All new drainage to match material of existing drainage



## EXISTING



## PROPOSED



### Officer's Analysis

The application site lies within the rural settlement, inset from the Green Belt. Policy CS02 of Gravesham's Local Plan Core Strategy (LPCS) (2014) states development will be supported within these areas. Therefore, there is no objection to the principle of residential development providing it meets the requirements of local and national planning policy and guidance.

Principle considerations for this enquiry include:

- Design character and appearance
- Amenity of future occupiers
- Neighbouring amenity
- Parking and highways
- Any other material planning considerations

### Design, Character and Appearance

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced. Paragraph 187 of the NPPF 2024 aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design

Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context. In the case of this enquiry, the rural character of the area and other surrounding dwellings should be considered.

The site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks.

It is considered that the proposal has not been designed to a high standard. The extension would be constructed with a flat roof, a large roof lantern, and would be partly visible from the street scene, because the extension would project beyond the flank elevation of the dwelling, and would wrap around the side elevation slightly. Notwithstanding this, the extension would be set back significantly from the front elevation, the proposed external materials of the extension would match the existing dwelling, and the visibility of the extension from the street scene would be limited (in situ, and by virtue of the screening provided by the relocated car port gates). As such, the development would have a limited impact on the appearance of the host dwelling and street scene, and the concerns with the proposal are not considered significant enough to warrant a refusal. In addition, the reduction of the car port, which has been in situ for a number of years, raises no concerns. Furthermore, the development would not detrimentally impact the character of the landscape.

It should also be noted that there is a similar extension already in existence at the neighbouring property.

Therefore, on balance, the proposal is considered to accord with Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Sections 12 and 15 of the National Planning Policy Framework (2024), for the reasons outlined above.

#### Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The plans demonstrate the garden would have sufficient garden area and depth post development, in accordance with the RLG (2020). In terms of room sizes, the proposed development would provide acceptable room area in accordance with the guidance. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for the application.

Neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In situ, the extension raises no concerns in terms of neighbouring amenity. The extension would not impact No. 47 Forge Lane, and there is a sufficient gap between the application property and No. 51, which also has an existing extension in situ. In addition, there are no windows proposed in the flank elevation of the development.

Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

#### Parking and Highways

There are no concerns in terms of highways and parking that arise as a result of this proposal.

#### Any Other Material Planning Considerations

### *Groundwater Protection Zone*

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

### *Archaeology*

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy.

The proposed development is not considered to result in significant detriment to the character and appearance of the host dwelling and street scene. In addition, the proposal does not harm the landscape character area. Moreover, the proposal does not harm the amenity of future occupiers and neighbours and does not raise concerns in terms of parking provision and highways.

### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin                                                                     | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 6th March 2025                                                                      | <b>Dated:</b>       | 07 March 2025                                                                         |