



Delegated Report

Householder Planning Application

Planning Application No: 20251212

Location: Winterfell Lodge 30 Telegraph Hill Higham Rochester

Description: Extension to existing front porch with addition of a roof light and enlargement of existing rear balcony.

Applicant: Mr & Mrs David Hammon

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Environmental Mitigation Statement;
Supplementary Information – Planning Statement (Rev, B);
Drawing No. 671-01 Rev. A – Site Location Plan and Block Plan – Existing;
Drawing No. 671-02 Rev. A – Elevations – Existing;
Drawing No. 671-03 Rev. A – Elevations – Proposed;
Drawing No. 671-04 Rev. B – Ground Floor Plan – Existing and Proposed;
Drawing No. 671-05 Rev. A – Block Plan – Proposed; and
Drawing No. 671-06 Rev. A – Lower Ground and First Floor Plans (unaltered) – Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
19750549	Details pursuant to condition (i) in respect of detailed plans for the erection of a detached dwelling house.	Approval of details	25.11.1975
19520377	Use of land for the erection of a dwellinghouse.		21.05.1952

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

Higham Parish Council

No comments received.

Local Ward Councillors

No comments received.

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The overall consultation period expired on 23.12.2025.

Site Description

Winterfell Lodge, 30 Telegraph Hill is a detached dwelling situated to the north-west of Telegraph Hill. The site lies within the rural settlement within the Higham Arable Farmlands Landscape Character Area.



Right Move Images





Proposed Development

As per the statement accompanying this application, the proposed development is as follows:

Application

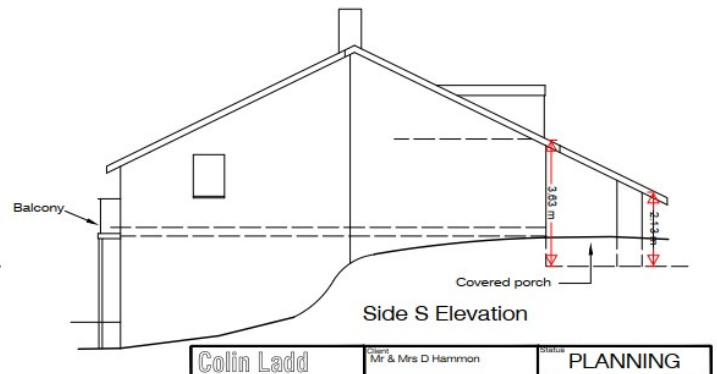
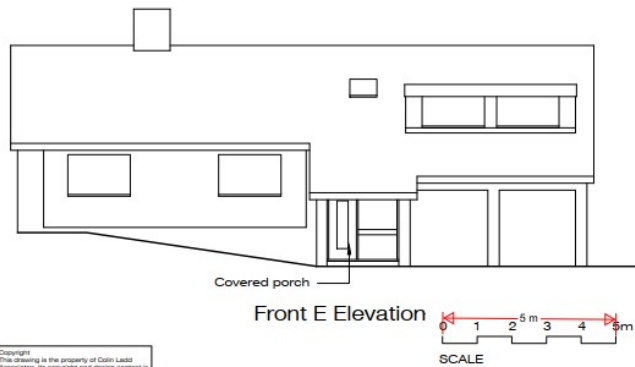
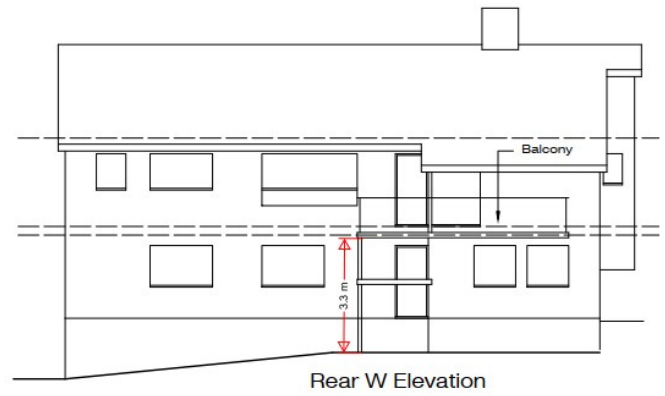
This application is for a minor extension to the front porch to make it more accessible. The extension is covered by an existing roof which is to have a very minor section added on one side. The area is already paved and the surface water run-off will be no different from the existing situation.

The rear balcony is to be enlarged but again it is over an existing paved area and this will not affect the water run-off at all.

Dimension measurements of the proposal are included on the plans below:

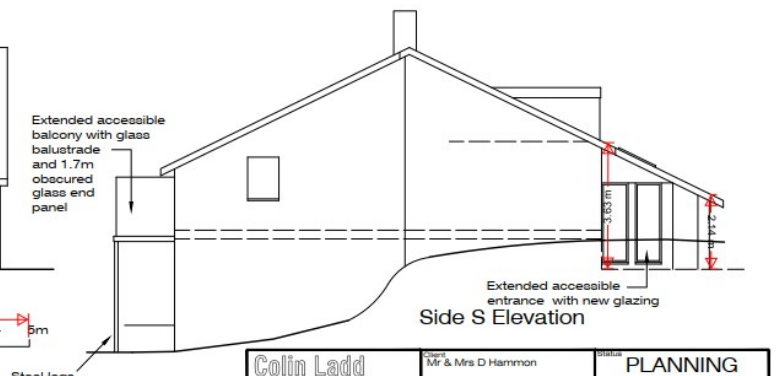
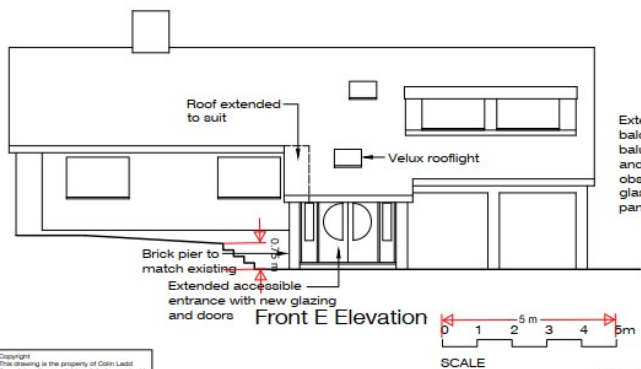
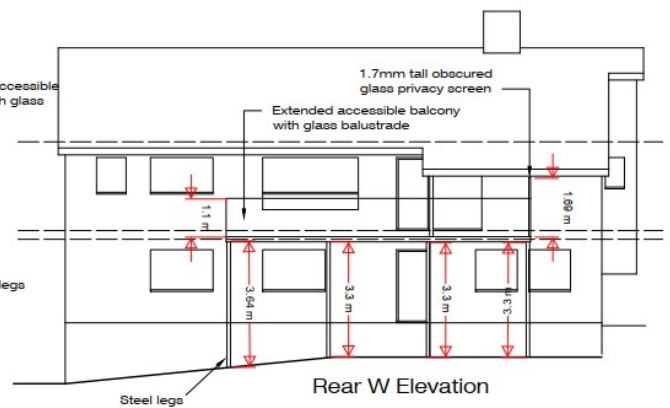
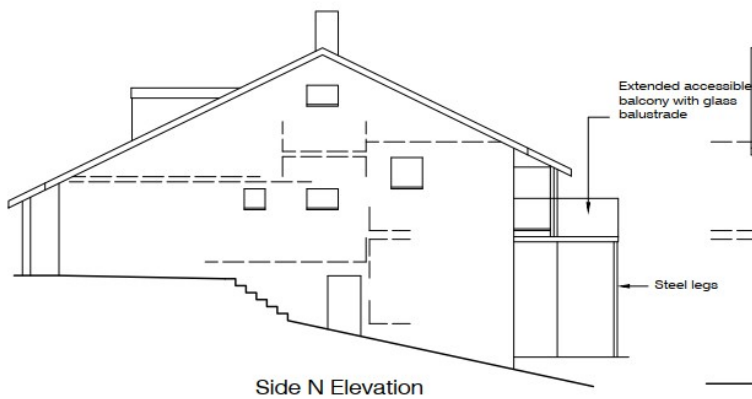
Existing Plans



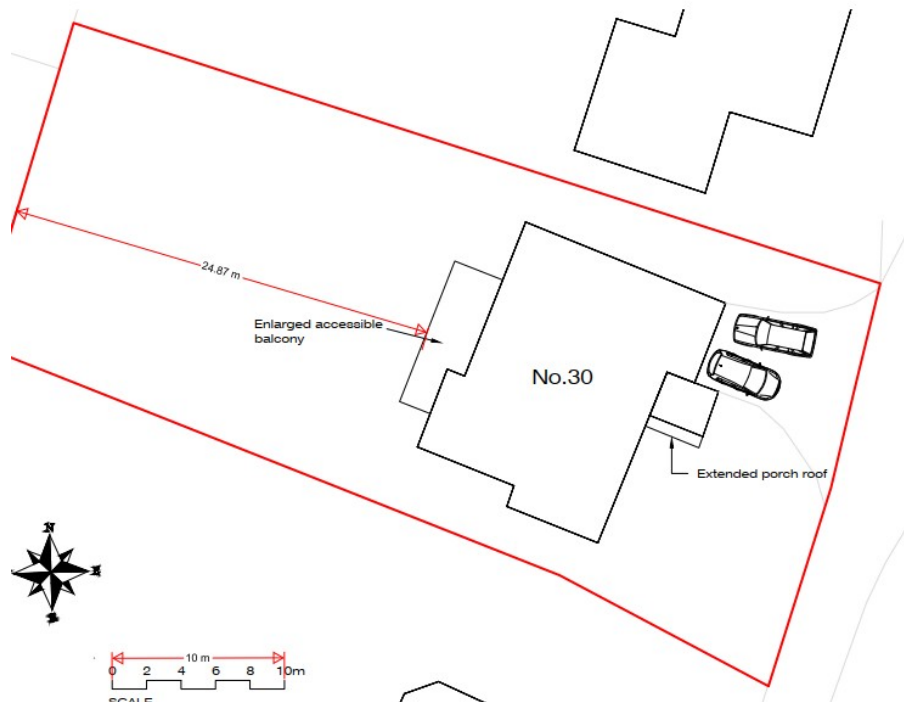


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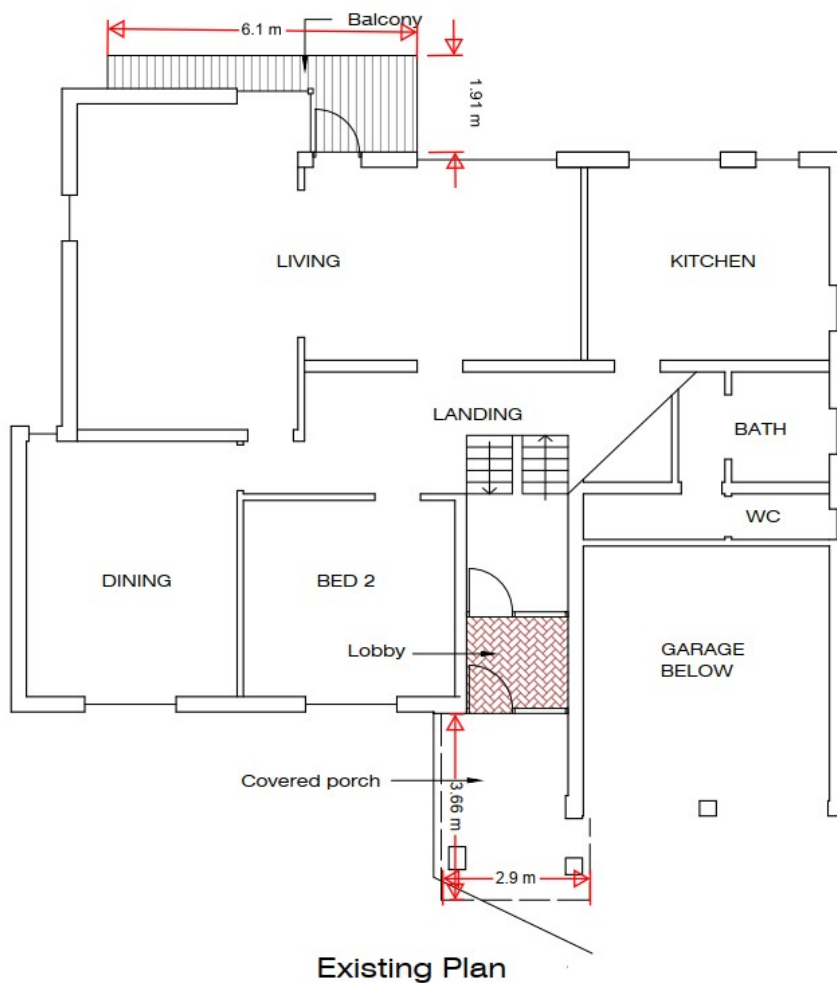
Proposed Plans

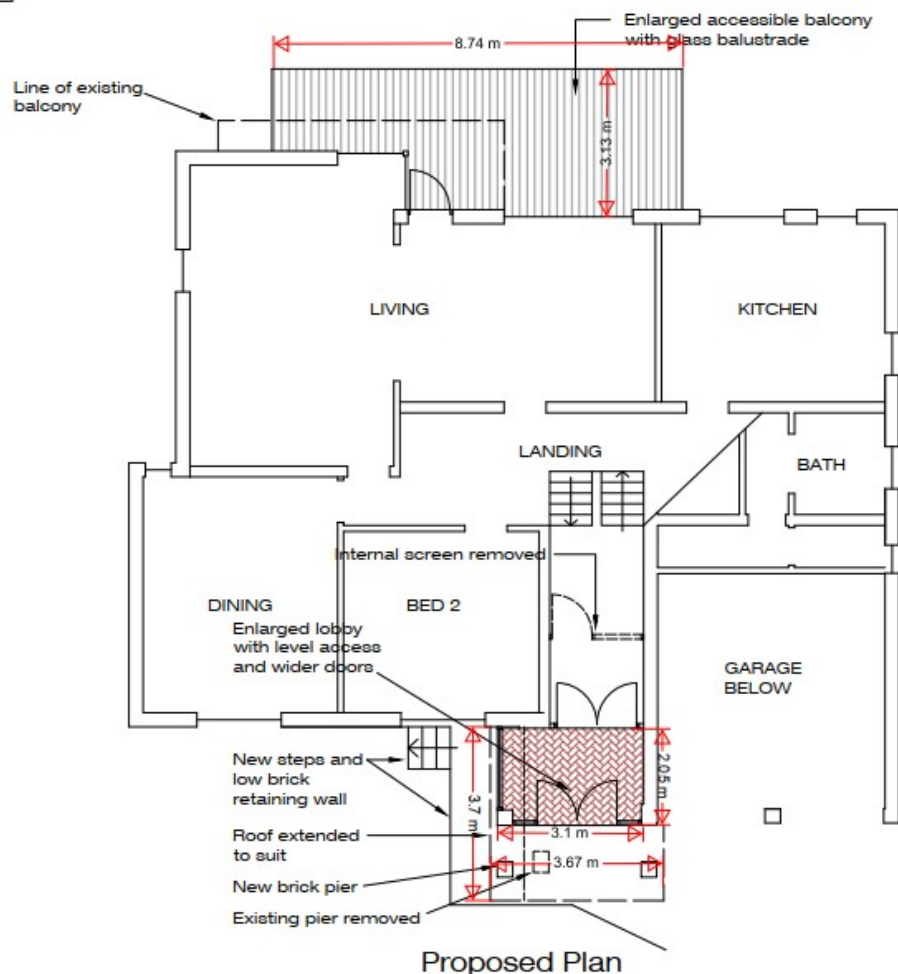


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Existing and proposed Plan indicating development





Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. As such, the principle of the development is acceptable, however, this is providing it would with other policy considerations. The key considerations are included below.

Design, Character and Appearance

The property is situated within the Higham Arable Farmlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which 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. Policy CS12 (LPCS) (2014) 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.

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.

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.

2023 Google Image



Extension of the Porch

The proposed extension of the porch is relatively minimal in scale and has been designed to compliment the appearance of the existing dwelling. Works would include some excavation and the construction of a low retaining wall in order to create space for the extension. Access to the site would remain unaltered for both pedestrians and vehicles but the front entrance lobby would provide level access. As per the statement accompanying this application, the landscaping shall generally remain as the existing with the established screening hedge along the frontage to be retained post development. In addition, surfaces disturbed by the works would be reinstated and the paving and brickwork would match the existing. The external materials of the extended porch would match the existing. Overall, the development is considered to be appropriately designed to ensure it would be a sympathetic addition to the dwelling. It is not excessive in scale and is not considered to be harmful to the appearance of the dwelling or street scene. In addition, the works would provide improved accessibility for future users.

Extension of Rear Balcony

As per the plans included with this application, there is an existing balcony in situ, in the rear elevation of the dwelling. The supporting information also demonstrated that other neighbouring properties have these balcony areas. As such, the principle of extending the balcony is considered to be acceptable, providing that the enlargement is proportionate and appropriately designed. The plans and supporting information included with the application demonstrate that the proposed balcony is not excessive in scale. It would be constructed using a simple steel structure on steel supports and would have a contemporary glass balustrade with stainless steel handrail and uprights. The garden slopes downwards towards the rear of the garden, and the balcony (and dwelling) are situated in an elevated position. The block plan shows there would be a 24.87m distance from the rear of the balcony to the north-western (rear) boundary of the site. On the southern end of the balcony. There would be a 1.70m high obscured screen to maintain privacy for occupants and neighbours. To the north, the neighbouring property has screening in situ:



lorthern neighbours house with balcony

Overall, the proposed balcony is considered to be acceptable in design and scale. The balcony, in situ, is not considered to be detrimental to the appearance of the host dwelling or wider area and would improve accessibility for future occupiers.

Overall, in terms of design, the proposed development is considered to accord with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The proposed development would provide an enlarged porch and balcony area, improving accessibility for future occupiers. Privacy of future occupiers is protected as set out in the neighbouring amenity section below. 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 representations were received as a result of the consultation carried out for this application. Neighbouring amenity is assessed in terms of development impacting privacy, outlook, light or causing a sense of enclosure. Given the distance between the application property and neighbouring properties, there are no concerns in terms of light, enclosure, loss of outlook. The main concern that would arise as a result of this proposal is the impact on privacy. As aforementioned above, there is already an existing balcony in situ, and at neighbouring properties. As such, there will already be a sense of overlooking of the surrounding garden areas. The statement accompanying this application states: *The boundaries are well screened and privacy for the neighbours will remain similar to the existing and improved for the adjacent property on the southern side of the site.* In terms of the balcony itself, the proposed block plan indicates that sufficient privacy distance is maintained between the balcony and No.9 Hayes Close (to the rear of the site). In addition, as per the photos included with the application, the neighbour to the north (No.28 Telegraph Hill) already has screening on the balcony, and

the privacy of the neighbour to the south (No.32 Telegraph Hill) would be protected by the inclusion of a obscured glass screen. The proposed windows in the front porch do not raise any concerns. With consideration to all the above, the proposed development is not considered to result in detrimental harm to amenity, particularly given the existing situation. As such the amenity of neighbouring properties is considered to be safeguarded in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The plans and accompanying statement demonstrate that there would be sufficient parking provision on site and the development would not impact vehicular access and movements. As such there are no concerns in terms of highways and parking that arise as a result of this proposal.

Any Other Material Planning Considerations

Archaeology

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

Gas Pipelines

There are Gas Pipelines within proximity of the site. As such if planning permission were to be forthcoming for the development, an informative could be added to the decision notice to advise the applicants to contact the gas network prior to carrying out any works.

Conclusion

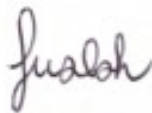
The application has been fully considered and accords with local and national planning policy.

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore accords with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	21st January 2026	Dated:	21 January 2026