



Delegated Report

Householder Planning Application

Planning Application No: 20250634

Location: 8 Fairview Drive Higham Rochester Kent

Description: Erection of a part two storey side extension and ground floor front extension.

Applicant: Mr Marc Norman

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 23/06/2025;

Drawing Number FD/01B (REVISED Site Location Plan and Block Plans – Existing and Proposed);

Drawing Number FD/02 (Ground Floor Plan – Existing);

Drawing Number FD/03 (First Floor Plan – Existing);

Drawing Number FD/04 (Front and Rear Elevations – Existing);

Drawing Number FD/05 (Cross Section – Existing);

Drawing Number FD/06 (Side Elevations – Existing);

Drawing Number FD/07/02 (REVISED Ground Floor Plan – Proposed);

Drawing Number FD/08/02 (REVISED First Floor Plan – Proposed);

Drawing Number FD/09/02 (REVISED Front and Rear Elevations – Proposed);

Drawing Number FD/10/02 (REVISED Side Elevation – Proposed);

Drawing Number FD/12/01 (Sections and Site Specific Notes).

~~Drawing Number FD/01 (SUPERSEDED Site Location Plan and Block Plans – Existing and Proposed);~~

~~Drawing Number FD/07/01 (SUPERSEDED Ground Floor Plan – Proposed);~~

~~Drawing Number FD/08/01 (SUPERSEDED First Floor Plan – Proposed);~~

~~Drawing Number FD/09/01 (SUPERSEDED Front and Rear Elevations – Proposed);~~

~~Drawing Number FD/11/01 (SUPERSEDED Cross Section – Proposed); and~~

~~Drawing Number FD/10/01 (SUPERSEDED Side Elevation – Proposed);~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20241021	Erection of first floor side extension and ground floor front extension.	Refused	16.12.2024

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

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.

Ward Councillors – No comments received

Neighbouring properties

11 surrounding properties were consulted and responses were received. Concerns were raised with the following and will be addressed within the report:

- Reduction in off road parking provided within the application site; and
- Impact on the existing street scene.

Preliminary Matters

Application 20241021 for 'Erection of first floor side extension and ground floor front extension' was refused for the following reasons:

The proposal, by virtue of the insufficient step down from the existing roof and the excessive width of the proposed dormers is considered to be a detrimental form of development which is harmful to the character of the host dwelling and also to the wider street scene. As such, the application is considered to be contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (Development and Design Principles) of The Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework (2024).

The current application looks to overcome the reasons for refusal.

Officer's Analysis

Design, Character and Appearance

8 Fairview Drive is a semi-detached dwellinghouse located to the Northern side of the highway. The property is hardstanding to the frontage for off road vehicular parking with a garage to the side.



The application proposes the erection of a part two storey side extension and ground floor front extension.

The ground floor front extension would have a shallow pitched roof with a height of 3.7m and an eaves height of 2.5m. It will project 2.15m from the front elevation with a width of 8.2m, 3m of which will consist of a car port with brick pillars. The front extension would create space for a larger living area and proposes a window to the front elevation. It would be constructed with a brick finish and white uPVC window to match existing.

There is an existing extension to the attached neighbouring property known as 6 Fairview Drive. The proposed front extension looks to following this building line and as such is not considered to be detrimental to the existing semi-detached properties or the wider street scene and is therefore 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).

The part two storey side extension would have a pitched roof at a height of 7.35m, set down from the original roof ridge by 0.25m and would project 2.83m from the flank elevation. The proposal would extend the existing dormer in the rear roof slope to span across the proposed extension.

The extension will create space for an entrance hall through to home office and storage area to the ground floor and internal alterations for a fourth bedroom to the first floor.

At ground floor level, the application will introduce a window to the front elevation serving the living room and a window to the rear elevation serving the office/storage areas. There will be a bedroom window the

rear dormer. a Velux window to the front elevation. It will be constructed with materials to match the existing dwelling.

The previous application was refused as the roof of the proposed first floor extension has not been set down from the roof of the main dwelling and as such is not considered to be subservient or to respect the host dwelling.

The roof to the side extension of the current application has been sufficiently set down from the host dwelling and as such is considered to have overcome this reason for refusal.

The previous application was also refused as the proposal included extensions of the dormer windows to the front and rear roof slopes, which was considered to be excessive in width and would create an unbalanced building form to the pair of semi-detached properties and subsequently would be detrimental to the wider street scene.

The current application has removed the proposed dormer to the front roof slope to be replaced with a Velux window. Whilst the rear dormer is still included within the application, it is not visible from a public vantage point as such has no impact on the street scene. Therefore, the revised proposal is considered to have overcome these previous reasons for refusal.

Neighbouring concerns were raised with the detrimental impact the proposal would have on the existing street scene.

The proposal is considered to be subservient to the host dwelling, will be constructed with materials to match the existing and there are several examples of similar developments within the surrounding area:



As such there are no concerns with the design and impact on the existing street scene.

Overall, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will not have a detrimental impact on the street scene. Therefore, the application 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).

Amenity of Future Occupiers

The application looks to increase the number of bedrooms at the property from three to four. Post development, the remaining garden size would measure at an area of 173.63msq and a minimum depth of 19.46m and is therefore considered to be acceptable and in accordance with Gravesham's Recommended layout guidelines. Furthermore, all proposed room sizes are also comply with the current guidelines.

As such, the proposed development is considered to safeguard the amenity of future occupiers 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 proposal would not affect neighbouring amenity in terms of loss of light, outlook or cause a sense of enclosure.

Whilst the application introduces a habitable window to the extended rear dormers, this not considered to have any more impact than the habitable windows to the existing dormer. As such, there are no concerns with the impact on privacy.

The application is therefore considered to safeguard the amenity of neighbouring properties 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

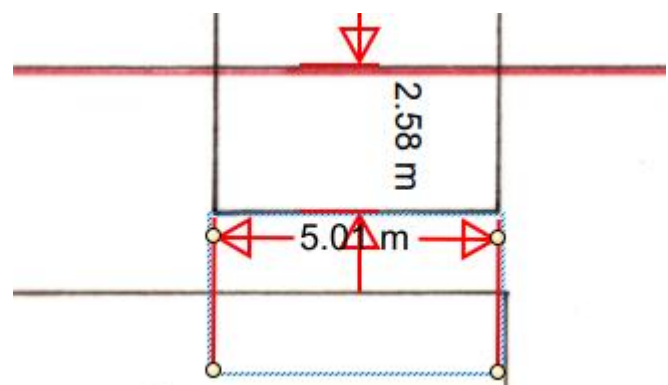
Neighbours raised concerns with the potential detrimental impact from the loss of the existing garage and off road parking within the application site.

It is considered that that existing garage is unlikely to be used for parking a modern car as it falls below the requirements set out by supplementary planning guidance; SPG 4 - KCC Parking Standards (2006.), as detailed below:

SPG 4 – KCC Parking Standards (2006)

Preferred Garage Size for Single Car	5.5m (length) x 3.6m (width)
Preferred Garage Size for Two Cars	5.5m (length) x 6.0m (width)

Existing Garage Dimensions



Whilst the application looks to increase the number of bedrooms at the property from three to four, by way of the proposed car port and hardstanding area to the frontage, the application provides sufficient off road parking to comply with the increase in bedrooms.

As such there are no concerns with the loss of garage or off road parking within the application site.

Any Other Material Planning Considerations

Landscape Character Assessment

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.

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.

The development is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

By way of the removal of dormer to the front roof slope and inclusion of set down from the existing roof ridge, the proposal is considered to have overcome the previous reasons for refusal. The application has been fully considered and is in accordance with local and national planning policy. The proposed conversion of the existing garage to form habitable rooms will have a minimal impact of the street scene, will not detrimentally affect the existing parking arrangements and the proposed external materials will match the existing. The development will safeguard the amenity of future occupiers and will not harm the amenity of neighbouring properties

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	16 th September 2025	Dated:	17th September 2025