



Delegated Report

Householder Planning Application

Planning Application No: 20260350

Location: The Moorings, Gravesend Road Higham Rochester

Description: Demolition of conservatory and erection of a single storey rear extension with 4 roof lights.

Applicant: Mr And Mrs Simpson

Site Visit Date: Desktop Assessment

Preliminary Matters

Original plans were submitted to include a dormer window to the front extension which would be contrary to current guidance. The agent was contacted and updated plans with the removal of the front dormer were received on 21/04/2026.

Submitted Documents/Plans

Application Form dated 01/04/2026;
Drawing Number 01 (Floor Plans and Elevations – Existing);
Drawing Number 02A (REVISED Floor Plans and Elevations – Proposed);
Drawing Number 03 (Site Location Plan); and
Drawing Number 04A (REVISED Block Plans – Existing and Proposed).

~~Drawing Number 02 (SUPERSEDED – Floor Plans and Elevations – Proposed); and~~
~~Drawing Number 04 (SUPERSEDED – Block Plans – Existing and Proposed).~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20040429	Application for Lawful Development Certificate for the construction of a dormer extension in the rear roof slope, conversion of the roof from hip to gable and conversion of roof space into bedroom and bathroom/wc.	Certificate Granted	14.07.2004
20010263	Erection of a conservatory at the rear.	Permitted	17.05.2001

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)

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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that

are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Higham Parish Council – No comments received

Neighbouring properties

4 surrounding properties were consulted and one response was received. Concerns were raised with the following:

- Impact on the host dwelling;
- Impact on neighbouring privacy.

The above will be addressed within the following report.

Concerns were also raised with the impact the front dormer would have on neighbouring light. The proposed front dormer has been removed from the application and as such will not be addressed within the following report.

Concerns were also raised with the existing rear dormer. This is an existing extension which does not form part of the application and as such will not be addressed within the report.

The consultation period ended on 28th April 2026.

Officer's Analysis

Design, Character and Appearance

The Moorings is a semi-detached dwellinghouse located on the north side of the highway. The property has a shared drive to the frontage and has previously been extended with a hip to gable roof alteration and rear dormer and conservatory to the rear, which the application looks to demolish.



The application proposes the construction of a single storey rear extension with 4 roof lights.

The single storey rear extension would have a pitched roof at a height of 4.55m and an eaves height of 3m. The extension proposes an overall width of 5.85m and would project from the rear elevation by 5m. The extension would create space for an open plan kitchen / living area with a window to the rear elevation, bi fold doors to the flank elevation and 4 roof lights. The extension would be constructed with a brick finish to match the existing.

Neighbouring concerns were raised with the impact the development would have on the existing character of the property. However, the extension is not considered to be excessive in size or bulk and is not highly visible or detrimental to the existing street scene. It is also replacing an existing conservatory which is considered an improvement. As such, no concerns were raised in terms of character or design.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no 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).

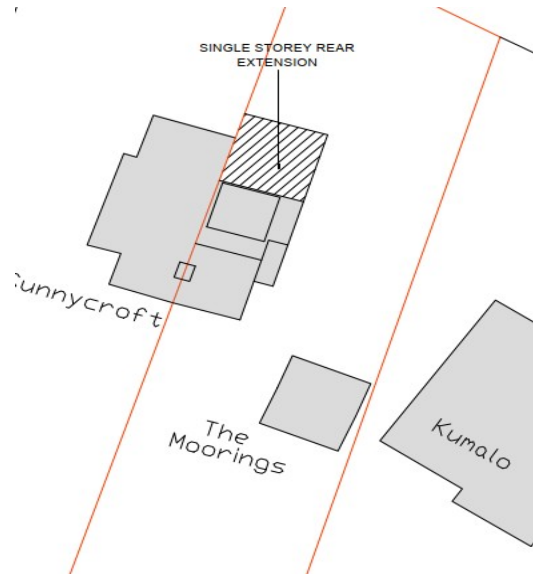
Amenity of Future Occupiers

Post development the application site would retain a rear garden space of 238.4m² and a minimum depth of 11.72m in accordance with Gravesham's Recommended Layout Guideline's.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with 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.

Neighbouring Amenity

Concerns were raised with the impact the rear extension would have on neighbouring privacy. The extension proposes bi-fold doors fronting neighbouring property known as 'Kumalo'. However, by way of the existing boundary treatments the proposal is not considered to worsen the existing situation or result detrimental impact on privacy. The development does not propose any windows to the flank elevation fronting the adjacent neighbouring property known as 'Sunnycroft'. The privacy of the adjacent property is also protected by way of the existing neighbouring extension and boundary treatments.



As such there are no concerns with neighbouring privacy.

The extension proposes a pitched roof with an parapet wall along the boundary with eaves height of 3m which would serve to protect neighbouring properties in terms of outlook, overshadowing or loss of light. Although the extension is deeper than the current conservatory, the impact is not considered to be worse.

Therefore, the proposal 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).

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 single storey rear extension is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within the settlement area.

Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, 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:	<i>F Walsh</i>
Dated:	19 th May 2026	Dated:	19 May 2026