

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 02/08/2026 9:05 PM from [REDACTED]

Application Summary

Address:	2 Norah Lane Higham Rochester Kent ME3 7ER
Proposal:	Erection of a revised two-storey side extension with lowered and subordinate roof design, single-storey rear/side extension, roof alterations including revised front and rear dormers, reconfigured front hardstanding with revised vehicle crossover, extension to the existing dropped kerb and associated alterations to fenestration.
Case Officer:	Mrs Nina Goodbody

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Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED] Norah Lane Higham Kent

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

I wish to object to the proposed development, particularly the proposed single-storey rear, on the grounds of its unacceptable impact on the daylight, outlook and residential amenity [REDACTED] property.

[REDACTED] window is approximately 300 mm from abutting the boundary. The proposed extension is shown/understood to be approximately a further 300 mm from the boundary, meaning that the proposed wall would be approximately 600 mm from the edge [REDACTED] window.

The centre of [REDACTED] window is approximately 950 mm above ground level. Applying Gravesend Borough Council's 45-degree daylight test, the 45-degree line would therefore reach only approximately 1,550 mm above ground level at a point 600 mm from the centre of the window.

The proposed extension is approximately 2,600 mm high. It would therefore project approximately 1,050 mm above the 45-degree line.

I therefore ask the Council to undertake the 45-degree daylight/outlook assessment from my affected patio window using the actual measured dimensions and levels shown on the submitted drawings.

I am particularly concerned that the extension would substantially reduce the

amount of natural daylight entering the affected north facing patio window and would create an oppressive and overbearing outlook due to the very limited separation between my window and the proposed structure.

I also ask the Council to take account of the cumulative effect of the existing approximately 3 metre rear extension and the proposed additional approximately 2.3 metre extension, resulting in an overall projection of approximately 5.3 metres from the original rear wall. This excessive depth represents an overdevelopment of a semi-detached property that fails to remain subordinate to the original host dwelling.

Gravesham's Householder Extensions/Alterations Design Guide states that extensions to extensions will generally not be supported and that particular care should be taken where extensions are close to neighbouring boundaries and have a significant depth. It also states that the 45/25-degree rule will be used to assess the impact of extensions on neighbouring light and outlook.

In these circumstances, I consider that the proposal would cause an unacceptable loss of daylight and outlook and would have an overbearing impact on my property. I respectfully request that planning permission be refused unless the proposal is substantially amended to reduce its height/depth and provide an acceptable relationship with the affected window.

I would also ask the Council to verify the submitted measurements and levels against the actual relationship between the two properties before determining the application.

Kind regards