



Erection of single storey front extension and first floor side extension

4 Norah Lane
Higham
ME3 7ER

APRIL 2024

1. INTRODUCTION

- 1.1. This planning statement has been prepared to support an application for a single storey front extension and a first-floor side dormer extension to 4 Norah Lane.
- 1.2. The planning statement has been prepared following a detailed review of relevant planning history.
- 1.4. Development Plan policy as set out in the Gravesham Local Plan Core Strategy (September 2014) specifically Policy CS19 - Development & Design Principles has been reviewed.
- 1.5. Material planning considerations include the National Planning Policy Framework (NPPF) 2023 which have been taken into account.
- 1.6. The conclusions of the planning statement are;
 - The principle of adding both extensions is acceptable.
 - The front extension is of a high-quality design which will be compatible with the existing building. Many similar extensions have been permitted to nearby properties
 - The proposed extended building is acceptable from a design and layout point of view.
 - The application proposal is in accordance with the policies of the Development Plan and there are no other material considerations to indicate that planning permission should be withheld.

2. THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 The dwelling is a semi-detached two storey house fronting Norah Lane.
- 2.2 The existing building is not Listed nor in a Conservation Area.
- 2.3 The dwellings in the street are mixed in terms of design and size.
- 2.4 Semi-detached houses are a common feature in Norah Lane.
- 2.5 Many have similar extensions.

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history for 4 Norah Lane.
- 3.2 What is relevant are the permissions granted and implemented at similar properties nearby.
- 3.3 The closest examples are the single storey front extensions of similar size to that proposed in this application at 10 Norah Lane ref 95/0402; 12 Norah Lane ref 19/0994 and 1 Ash Lane.

4. THE APPLICATION PROPOSAL

- 4.1 The proposal is to add a front extension with a bow window replicating that existing and a side extension of modest dimensions to the first floor.
- 4.2 The front extension is 2m. The first- floor extension to the existing dormer is 1.2m wide.
- 4.3 Materials will match those existing.

5. RELEVANT PLANNING POLICY CONSIDERATIONS

- 5.1 The Planning Acts require a planning application or appeal to be determined in accordance with the adopted development plan for the area, unless material considerations indicate otherwise.
- 5.2 The development plan is the Gravesham Local Plan Core Strategy (September 2014). The most relevant policy is CS19 - Development & Design Principles. The National Planning Policy Framework is a material planning consideration to which significant weight should be given.

THE DEVELOPMENT PLAN

Gravesham Local Plan Core Strategy (September 2014)

- 5.3 The Core Strategy sets out the overarching vision for the Council and details the strategic policies for consideration when determining planning applications.
- 5.4 The most relevant policy is CS19: Development and Design Principles.
- 5.5 This policy requires new development to be visually attractive, fit for purpose and locally distinctive. New development should integrate well with the surrounding local area.
- 5.6 Supplementary planning guidance 2 sets out the Residential layout guidelines for dwelling houses.
- 5.7 This requires that applications for extensions to dwellings should be acceptable in principle and have regard to all relevant policies in the Gravesham Local Plan.

Material Planning Considerations

National Planning Policy Framework

- 5.8 Central Government guidance is contained within the NPPF. This sets out the Government's planning policies for England and how these should be applied by Local Planning Authorities. Of particular significance, the document sets out that in assessing and determining development proposals, Councils should apply the presumption in favour of sustainable development.

6. PLANNING ASSESSMENT AND CONCLUSIONS

- 6.1. The principle is acceptable and in accordance with development plan policy.
- 6.2. The proposal accords with policy CS19 and the advice in Supplementary planning guidance 2.
- 6.3. The extensions have no detrimental impact on the amenities and privacy of neighbouring properties.
- 6.4. The proposed ground floor extension is similar to many others permitted and built in the immediate area to similar properties. The first floor addition is acceptable.
- 6.5. The proposals would respect the character and amenity of the area.
- 6.6. The presumption in favour of planning permission being granted should apply.

