

Delegated Report

Householder Planning Application

Planning Application No: 20250153

Location: 11 Lake Drive Higham Rochester Kent

Description: Demolition of existing garage. Erection of a single storey front extension, two storey side extension and part single/part two storey rear extension with roof light.

Applicant: Mrs Toni Stanton

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Drawing (07)002 Proposed Block Plan
- Drawing (02)001 Existing Block Plan
- Drawing 004 Revision E Proposed Elevations
- Drawing 003 Revision E Proposed Floor Plans and Section
- Drawing 002 Existing Floor Plans, Sections and Elevations

Relevant Planning History

Reference	Description	Outcome	Decision Date
20210577	Erection of a single storey front extension, two storey side extension and part single/part two storey rear extension	Permitted	04.08.2021
20171175	Erection of a two storey side extension, part two storey and part single storey rear extension and erection of a single storey front extension.	Refused	09.01.2018
20170195	Erection of a two storey side extension and single storey rear extension.	Refused	24.04.2017

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Higham Parish Council

As a Parish Council, we feel it is in the best interest of our parishioners to provide comments to the planning application submitted for the above property for the “demolition of existing garage. Erection of a single storey front extension, two storey side extension and part single/part two storey rear extension with roof light.”

Our councillors have concerns over the existing parking arrangements at this property, resulting in one vehicle often overhanging the driveway and partially blocking the pavement. This is prior to the demolition of the garage, which would take away a car parking space.

Furthermore, our councillors feel the proposed extension would be out of character for this road and would have a negative impact on the street scene.

Please consider our comments carefully when reviewing this planning application.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 10.04.2025 and no comments were received.

Analysis

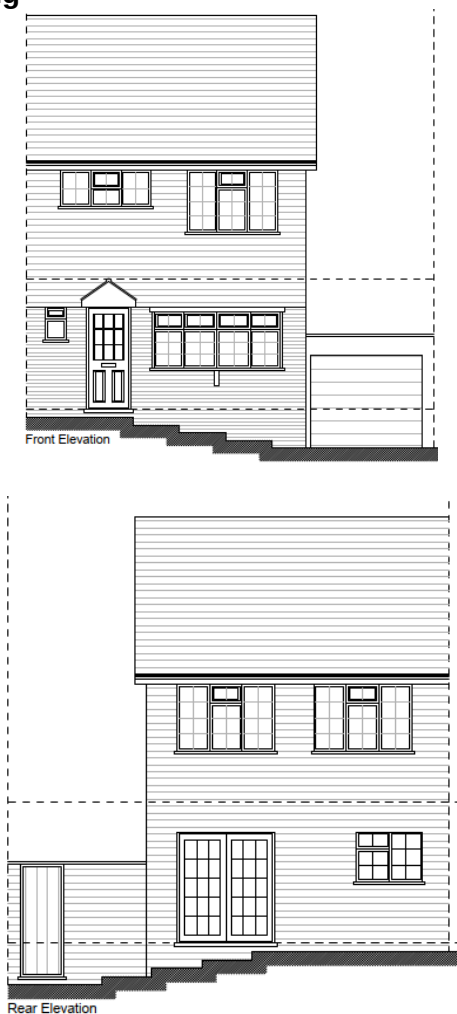
Background

There have been three similar proposals at the application property of which two were refused. Under application 20210577 permission was granted. The current submission is a resubmission of identical plans to what was permitted under 20210577 as this approval expired on 04.08.2024.

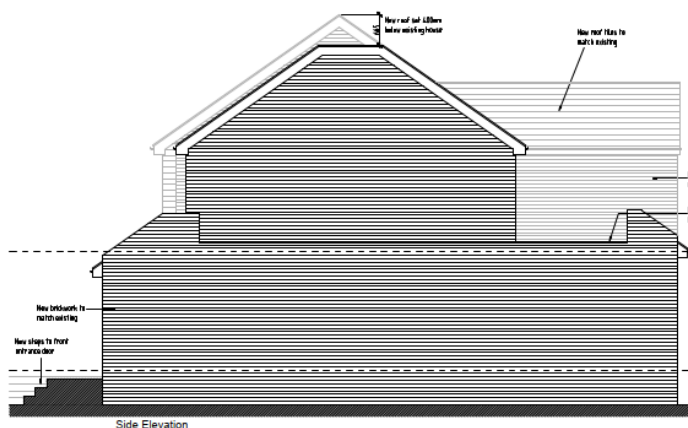
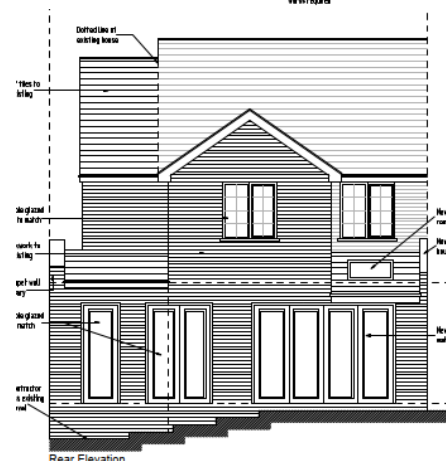
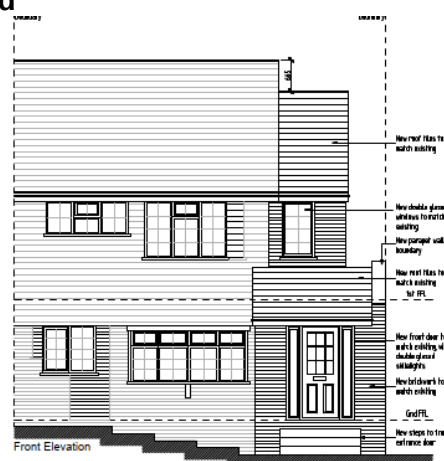
Proposal

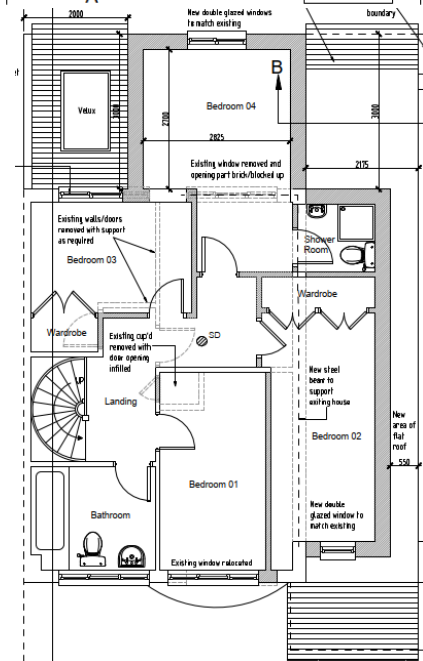
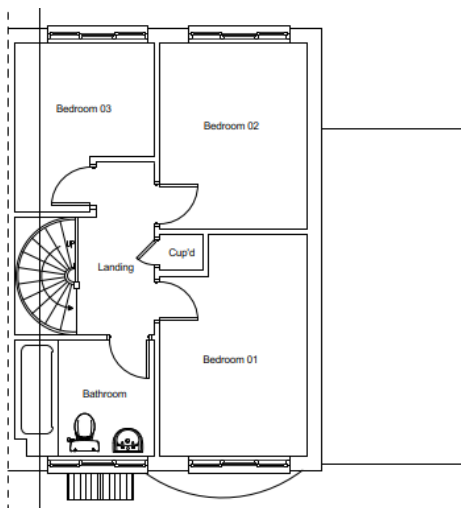
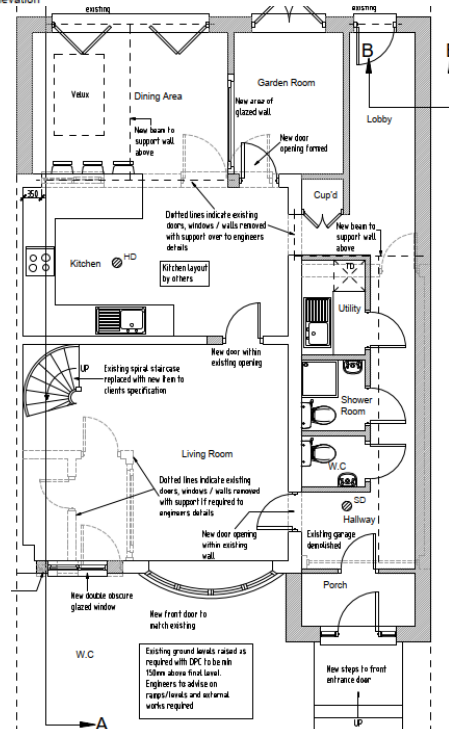
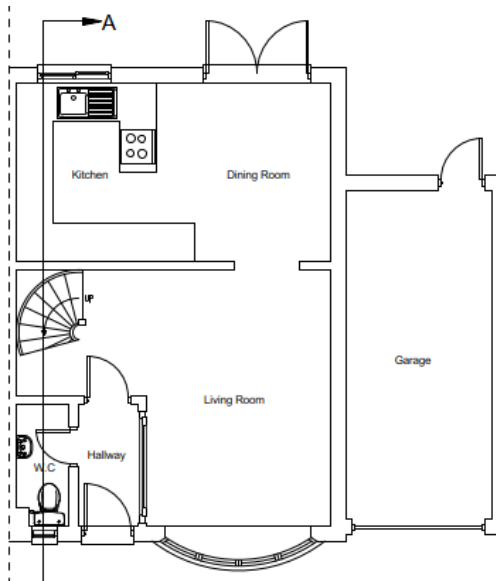
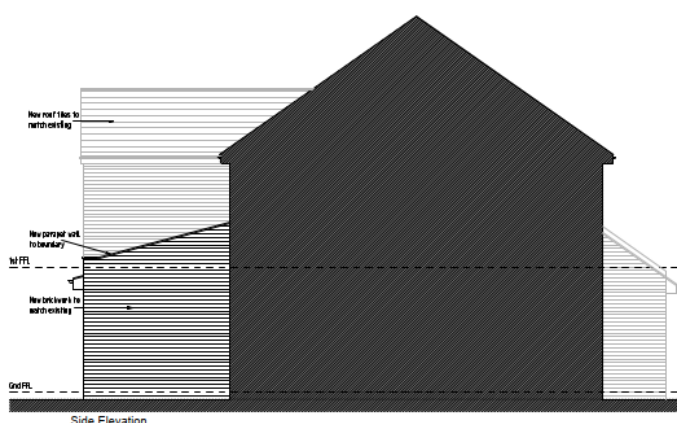
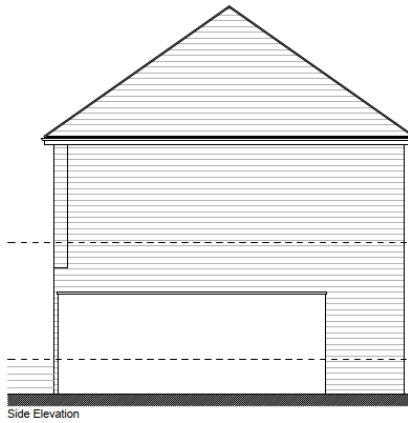
The proposal seeks to demolish the existing garage and erect a single storey front extension, two storey side extension and a part single/part two storey rear extension with roof lights.

Existing



Proposed





Character and Appearance

The application site is a two storey semi detached house in use as a single family dwelling. The site is situated within the rural parish of Higham and within a landscape character area. The site is located on the northern side of the highway and is accessible via steps which lead to the front door due to the gradient of the land. The properties' attached garage is joined to the neighbouring property known as No.13 Lake Drive.



The current proposal is an identical submission to the previously permitted application under reference 20210577. The front extension will provide a new access into the property and involve the conversion of the garage into habitable rooms. The side extension will be part width and set in from the boundary. Whilst the two storey rear extension will have a gable roof form and will be positioned in the centre of the property, with single storey elements either side.

The two storey side extension is set down and set below thus demonstrating subservience. It is acknowledged that this element of the proposal does however include a flat roof section at first floor level which is generally not encouraged nor supported by the council, however given that there was a prior grant of consent and this element of the proposal was deemed acceptable then a refusal would not be sustainable at appeal.

In terms of the rear extension, it is not visible from a public vantage point and is not liable to have an impact on the public realm, the extension is centralised and does not span the full width and so it is not deemed to be excessive in terms of scale. The single storey side and rear elements are appropriate in their design and scale and are therefore acceptable.

Soft landscaping is characteristic of the property frontages in Lake Drive, the planting contributes positively to the road and softens the road which would otherwise have a harsh urbanised feel. Whilst the proposed development will result in the loss of some soft landscaping to development it is important that any soft landscaping is restored post development.

It is acknowledged that the previous permission was granted prior to the adopted of SPD4 – Householder Alterations and Extensions Guidance 2021. However on balance it is considered that refusal of the submission is unlikely to be upheld should a refusal be contested at appeal. It is also important to note that a similar two storey side extension has been granted within the streetscene and therefore the proposed would not necessarily be an out of character addition in the area.

Section 12 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS). The garden size, post-development, exceeds the recommendation in the council's adopted technical standards with a depth of 15m and an approximate area of 123m².

The proposal safeguard future occupant amenity in line with the requirements of SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

In terms of harm to amenity, the extensions will not cause any detrimental impact on the amenity of the neighbour in terms of loss of light, sense of enclosure or outlook. The two storey rear extension is central on the application property. It is some distance from the neighbouring properties and is set-down from the main ridge, which will reduce any potential overshadowing impact. The neighbour (no.13 Lake Drive) has a ground floor flank window; however the front extension will be set back from this and will not cause any overshadowing. Additionally this window is a secondary window serving the lounge.

In terms of overlooking there are no flank windows proposed in the development. The new rear gable will be closer to the boundary than the existing rear window, however this is not considered to cause any detrimental impact of overlooking onto the adjoining neighbour at the rear.

To further safeguard neighbouring amenity a condition will be imposed to ensure no further openings are created in any flank elevation of the extensions permitted.

No neighbour representations have been received.

The proposal is considered to safeguard the amenity of adjoining properties in accordance with SPG2 – Residential Layout Guidelines 2020.

Parking and Highways

The development involves the demolition of the garage and therefore reduces parking availability. However, the existing garage is considered to be substandard by virtue of an entrance width of 2.15m, which would fail to accommodate most modern vehicles. Nevertheless, the garage could still accommodate a smaller vehicle and therefore would be considered a parking space.

Moreover, the driveway has a depth of 7.5m, and according to Kent County Council's parking standard (SPG 4) (2006) is only large enough to accommodate one vehicle. However, the parking standards state, for a four bedroom property there should be two off-street parking spaces provided.

Under the previous proposal the Highways officer recommended refusal of the submission due to the development depriving the site of adequate parking provision however the previous proposal was granted permission with a condition attached requiring the applicant to provide details of an additional parking space which could be accommodated on site. The additional parking space would also benefit pedestrians as there are currently concerns regarding inadequate parking and vehicles overhanging the footway, the additional space will alleviate such concerns.

Adequate space is available for two vehicles and a condition will be attached to the permission to ensure the applicant sends details of and gains approval of any forthcoming plans prior to the development first coming into use.

Any Other Material Planning Considerations

Impact on the Landscape - in addition to being inset from the Green Belt, the property 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.

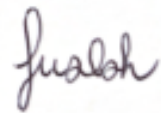
Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed development is not considered to impact on the Higham Arable Farmlands as the application dwelling is located in the rural settlement. Therefore the proposal is in accordance with Policy CS12 (LPCS).

Conclusion & Recommendation

Permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	06.05.2025	Dated:	09 May 2025