

Delegated Report

Householder Planning Application

Planning Application No: 20250454

Location: 13 St Johns Close Higham Rochester Kent

Description: Erection of a single storey rear extension.

Applicant: Mr & Mrs Young

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: 104 (Existing Proposed Block Plans)
- Drawing No: 103 (Site Location Map)
- Drawing No: 102 (Proposed Plans and Elevations)
- Drawing No: 101 (Existing Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20190580	Erection of single storey rear extension to form lounge.	Permitted	05.08.2019
19770630	Erection of single storey extension at rear to form enlarged kitchen	Permitted	07.10.1977

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.

Neighbouring properties

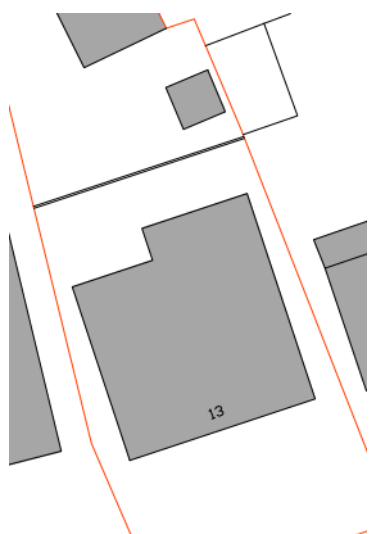
The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 03.06.2025 and no comments were received.

Analysis

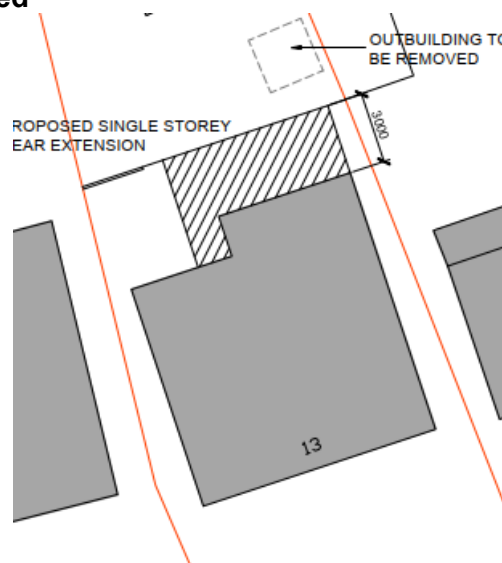
Proposal

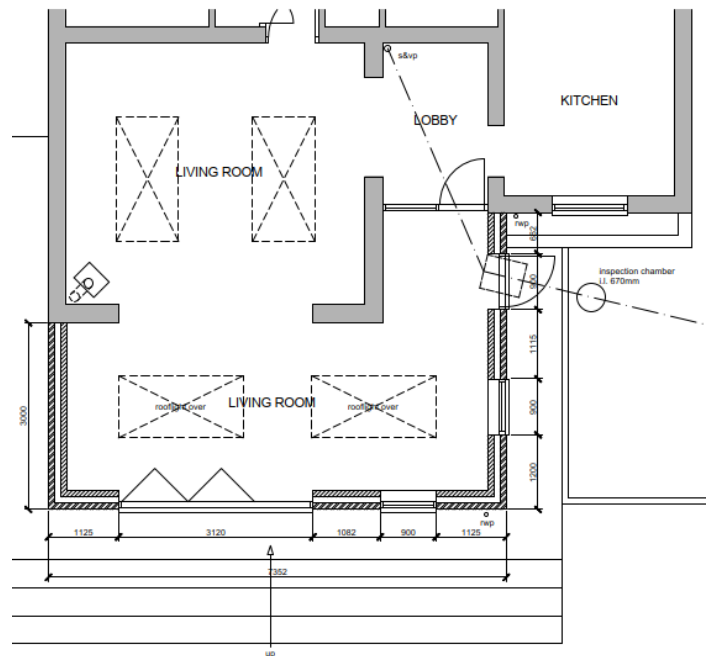
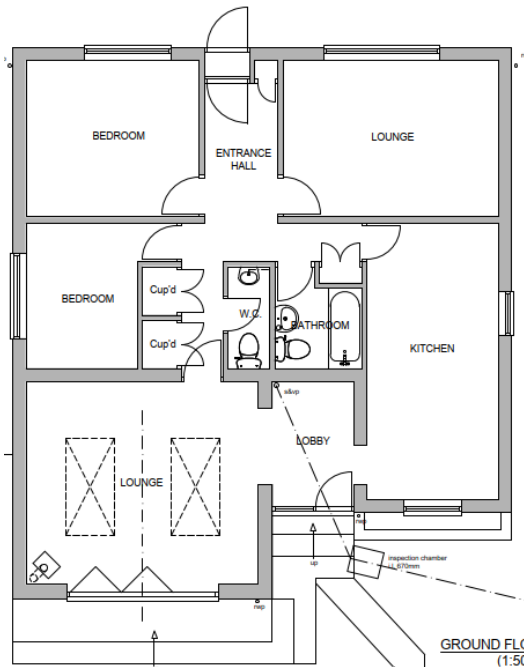
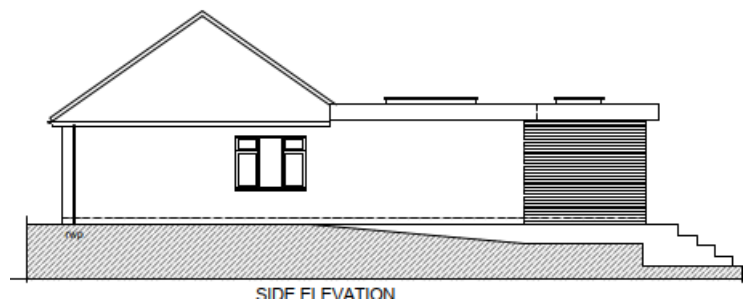
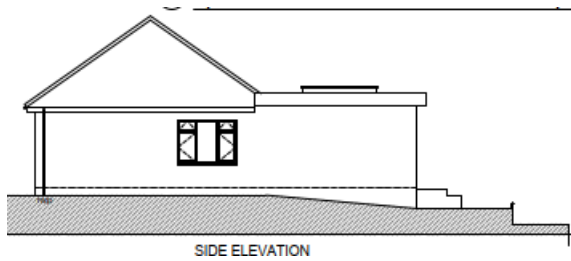
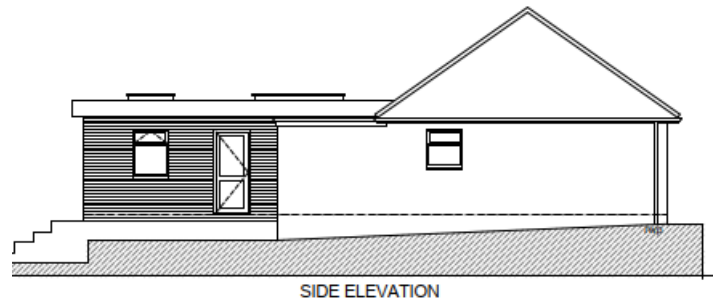
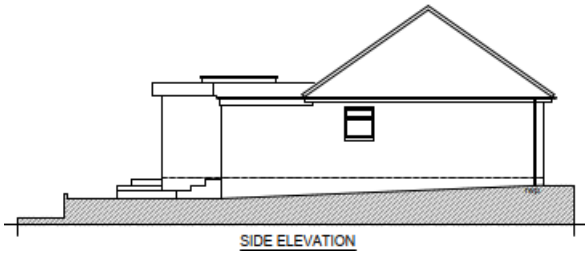
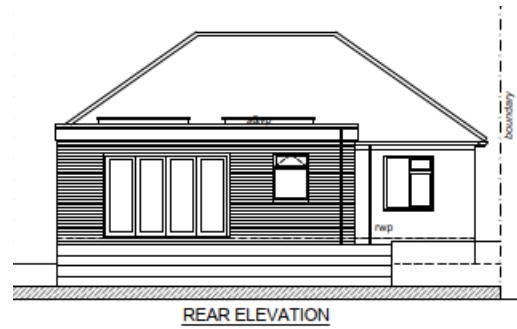
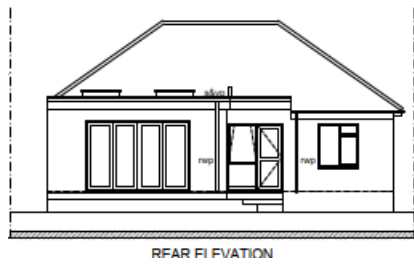
The proposal seeks the erection of a single storey rear extension.

Existing



Proposed

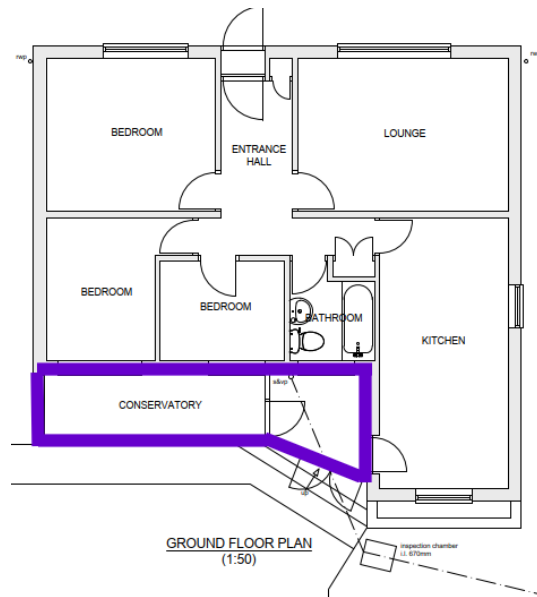




Background

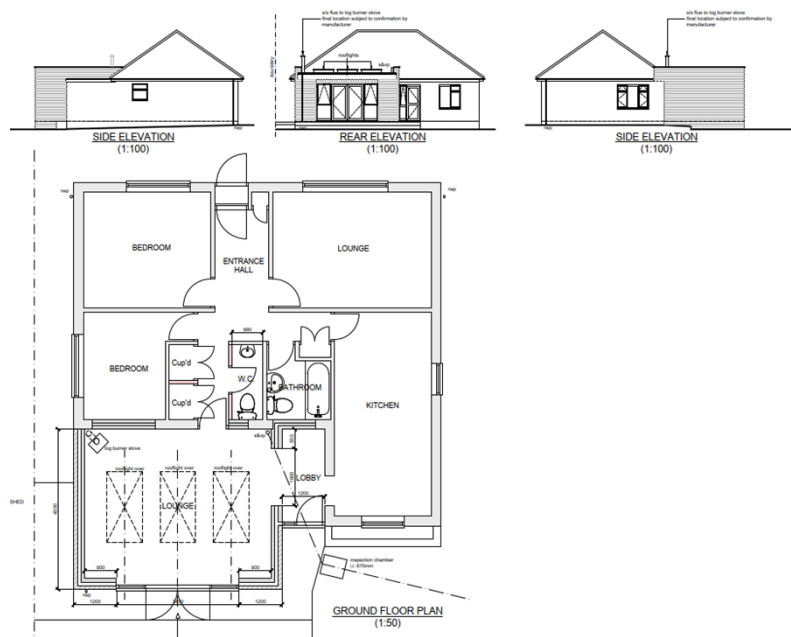
The application property has been previously extended. The first extension took place under reference 19770630 which was a modest rear conservatory.

The area highlighted purple indicates the extent of the conservatory.



A part width single storey rear extension was then granted under planning permission 20190580.

Plans Permitted under 20190580;

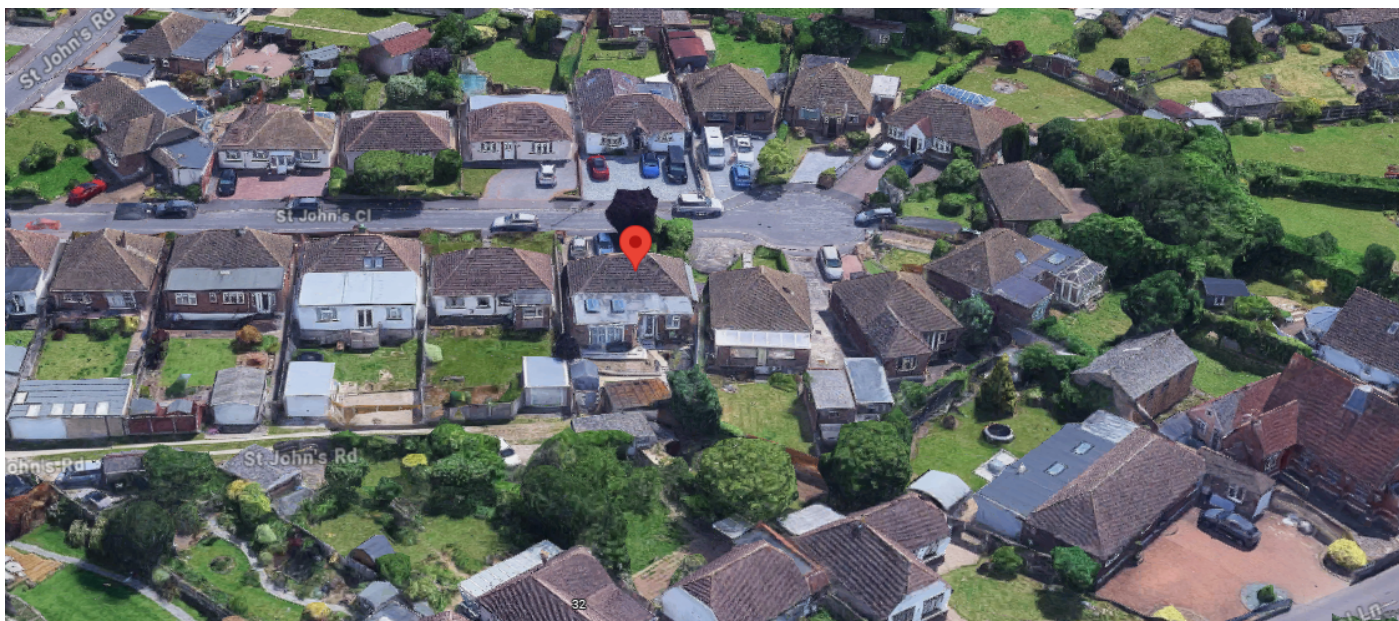


The current application is essentially enlarging the existing extension further.

Character and Appearance

The application site is a detached bungalow situated at the end of a cul de sac in the rural parish of Higham. The locality is a rural settlement which is inset from the greenbelt and within a landscape character area.

The proposed development seeks to further extend an existing single storey rear extension. As can be seen from the below image single storey rear extensions are not an uncommon feature within the locality with surrounding properties having undertaken similar works;



The original dwelling had a footprint of 80.83m², post development including the proposed and previous extension the dwelling will have a footprint of 135m². Whilst this is considered to be significant in terms of size, on balance a refusal on scale is unlikely to be upheld at appeal. The property is detached and would be entitled to an 8m deep larger homes extension under the prior approval procedure. So while the extension is arguably disproportionate in depth, it is not beyond the realms of what could be built under prior approval. Also the proposed extension is not full width. The flat roof also assists in keeping the bulk to a minimum.

On balance the proposed development is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Post development the resultant amenity space will equate to 111m² which is compliant with the requirements of SPG2 Residential Layout Guidelines 2020, due to the demolition of the existing outbuilding as identified in drawing no. 104 (Block Plans as existing and proposed). The proposal does not result in any additional bedrooms, simply and enlarged lounge which is served by rooflights and windows to ensure sufficient natural light. There amenity of future occupiers is safeguarded as per Policy CS19 of the Local Plan Core Strategy.

Neighbouring Amenity

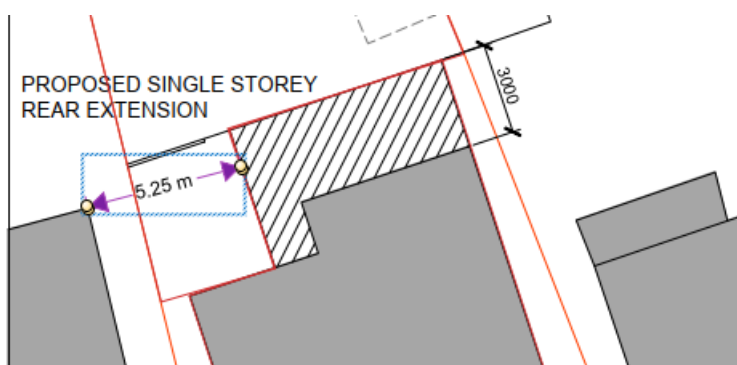
The proposed extension will be situated between No.s 12 and 14 St Johns Close. No 12 is situated to the left, and No 14 is situated to the right when viewing the plan extract below;



Given the distance between 12 and 13 the proposed extension is not considered to impact in terms of loss of light or outlook as the property is situation further behind the application site;



There is a window and door proposed in the flank elevation which will face No.12 however there is a 5.2m gap between the flank elevation of No.12 and the proposed extension. As can be seen from the above google map image, it is clear that there is a fence on the boundary which will provide screening.



No.14 St Johns Close is set back from the application property and it is considered that the proposal has the potential to cause additional impact. However given the single storey nature of the extension any additional overshadowing would be considered minor. There are no windows proposed in the flank elevation and a condition will be imposed to ensure that permission is needed prior to insertion of any new windows in the flank elevation. There are no concerns relating to loss of light or outlook and on balance the proposed is considered to comply with the requirements of SPG2 Residential Layout Guidelines 2020.

No neighbour representations have been received and it is considered that the proposal safeguards neighbour amenity in accordance with Policy CS19 of the Local Plan Core Strategy (2014).

Parking and Highways

The application site benefits from a rear garage which is being retained as part of this proposal as well as two parking spaces on the front driveway. The proposal therefore has satisfactory parking provision.

Any Other Material Planning Considerations

Impact on the landscape - The application site is located within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography and open arable farmland. There is the original Saxon village of Lower Higham and more recent development to the south

with marsh side hamlets and settlements.

Policy CS12 of Gravesham Core Strategy (2014) 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.

It is considered that the single storey extension to the rear of the property will not have any detrimental impact on the landscape due to the property's location within the settlement area of Higham.

Conclusion & Recommendation

The proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	01.07.2025	Dated:	02 July 2025