

Delegated Report

Householder Planning Application

Planning Application No: 20260349

Location: 23 Telegraph Hill Higham Rochester Kent

Description: Demolition of existing conservatory. Erection of a two storey rear extension. Erection of two double storey side extensions with roof lights with dormer roof extensions to front. Erection of double storey front extension. Erection of a detached double garage.

Applicant: Mr Jazz Doklu

Site Visit Date: N/A – photos taken 01.05.26

Preliminary Matters

During the course of the application it was considered that amendments to the original submission would be required in order to ensure the proposal was policy and design guidance compliant. In this instance, the agent was contacted and advised of the concerns. As a result of this correspondence, revised plans reducing the overall scale of the proposal were provided and accepted by the Local Planning Authority. An extension of time and minor description change was agreed.

During the assessment of the application it was noted that there was a discrepancy with the proposed plans, as such, the agent was contacted, a revised plan was received and additionally CGI Images were provided.

Submitted Documents/Plans

Application Form;
Supplementary Information – REVISED Design Statement;
Supplementary Information – CGI Image of Rear Elevation;
Supplementary Information – CGI Image of Front Elevation showing Parking;
Supplementary Information – CGI Image of Front Elevation;
Planning Application Cover Letter;
Drawing No. 3558 – 001 – Site Plan – Existing;
Drawing No. 3558 – 006E – REVISED Site Location Plan Block Plans and Site Plan – Existing and Proposed;
Drawing No. 3558 – 009E – REVISED Floor Plans and Elevations – Proposed;
Drawing No. 3558 – 002 – Floor Plans – Existing; and
Drawing No. 3558 – 010A – REVISED Street Scene – Existing and Proposed.

Superseded Documents/Plans

~~Design Statement;~~
~~Street Scene – Existing and Proposed;~~
~~Drawing No. 3558 – 009D – REVISED Floor Plans and Elevations – Proposed~~
~~Drawing No. 3558 – 006B – Site Location Plan Block Plans and Site Plan – Existing and Proposed; and~~
~~Drawing No. 3558 – 009B – Floor Plans and Elevations – Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
19930190	Erection of a detached double garage at the side	Permitted	27.05.1993
19590132	Erection of house and garage	Permitted	12.06.1959
19580357	Site for erection of bungalow	Permitted	24.06.1958

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings in the Countryside
- T1 – Impact of Development on Highway Network

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 9 – Promoting sustainable transport
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment

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

The following representations were received in response to the original submission. Since these comments have been received, the proposal has been reduced in scale. Only neighbouring properties were reconsulted following the receipt of the revised plans and no comments were received following this second round of neighbour consultation.

Consultees

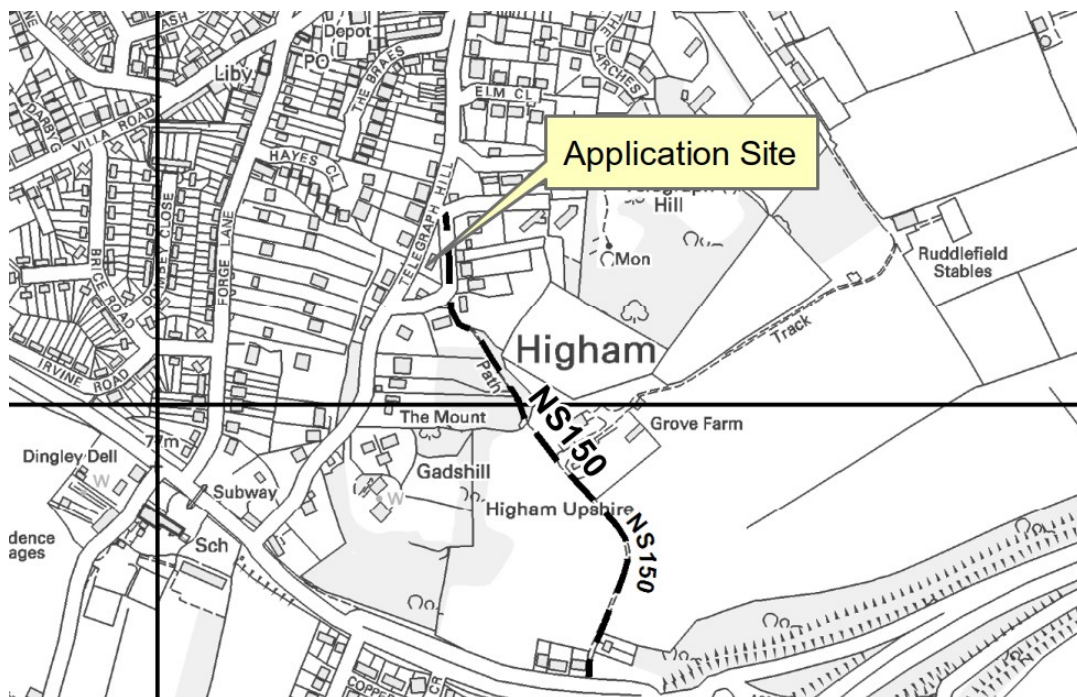
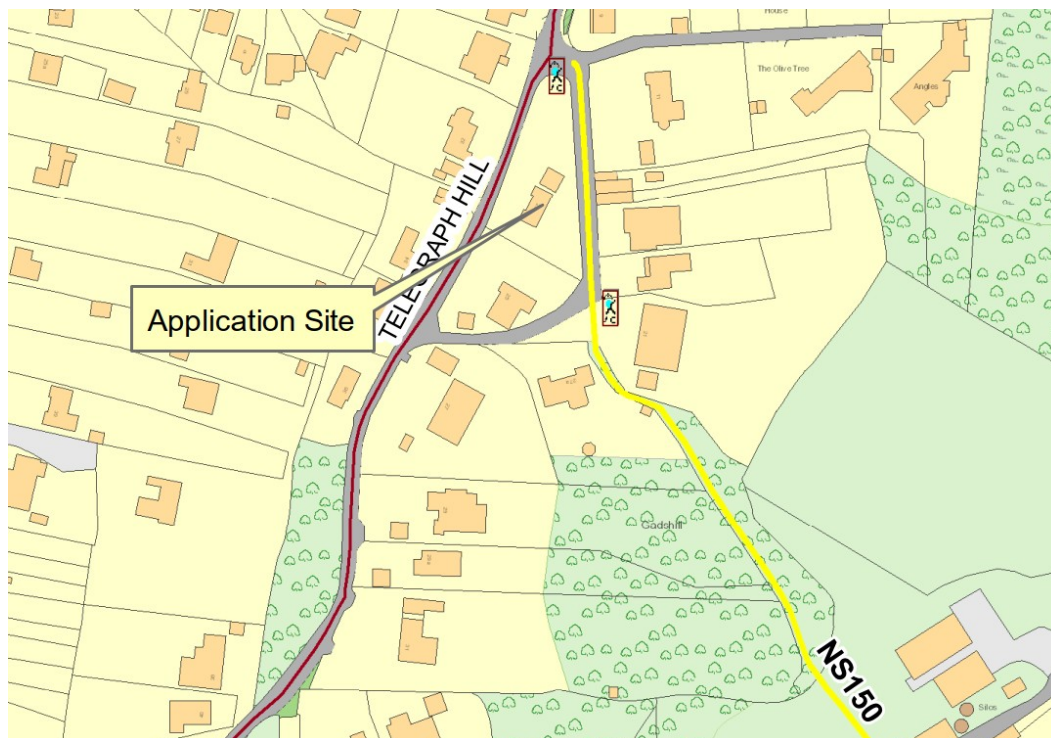
Higham Parish Council

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 conservatory. Erection of a two-storey rear extension. Erection of two double storey side extensions with roof lights with dormer roof extensions to front. Erection of double storey front extension. Erection of a detached double garage." Councillors are concerned that the scale of the proposed extensions could result in overdevelopment of the original dwelling and that the resulting appearance may not reflect the character of other properties in the road.

We ask that these points are considered when this planning application is reviewed



KCC Public Rights of Way plus Map Extracts



Public Right of Way NS150 lies to the east of the property and will remain unaffected by the proposals. I enclose a copy of the Public Rights of Way network maps showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

The applicant pays for the administration costs.

- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks' notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

Neighbouring properties

12 surrounding properties were consulted, a site notice was displayed on 01.05.26, the application was publicised in the paper and the overall consultation period expired on 14.07.26.

Five representations were received; two objecting to the proposal and three in support. These comments are summarised below:

Support:

- Carefully thought out
- Designed to retain open spacious character
- The proposed extension remains appropriate with all surrounding houses being of individual character and designs.
- Significant improvement and modernisation of current property.
- Proposal not out of character within the surrounding area.
- The access remains unchanged and the land tapering to the North remains open where the children can play safely.
- We do not believe there would be significant impact to neighbouring properties of street scene.

Object:

- The proposed garage will be almost as high as the height of the house due to the difference in the elevation of the ground levels. The house is set down, whereas the land where the garage is to be built is much higher. We would have a large wall on the opposite side of a narrow lane, obscuring views and changing the character of the lane.
- The proposed double garage will be on a raised elevation from the main house and would be much higher than the original. The result would be a large brick wall adjacent to the unmade road which would dramatically change the character of the narrow lane. The adjacent cottages, especially no 13 would be overlooked by a building as high as the main house completely spoiling their present view.

The comments above include material planning considerations such as design, character and appearance, neighbouring amenity and parking and highways. These will be considered in the relevant sections of this report. However, the loss of a view is not a material planning consideration and shall not form part of the assessment below.

Site Description

The application site lies in the rural settlement of Higham, which is inset from the Green Belt, and is within the Higham Arable Farmlands Landscape Character Area.

The application site currently comprises a detached house on a generous triangular-shaped plot that tapers to the north. There is a detached garage to the northern side of the house, and gardens to the front, side and rear, enclosed by well-established trees/hedgerow around the boundary. The plot is positioned at a lower level than the road. Since its construction, the house has not been extended.



The surrounding area is residential in character with varied architectural styles.

Site Photos





Proposed Development

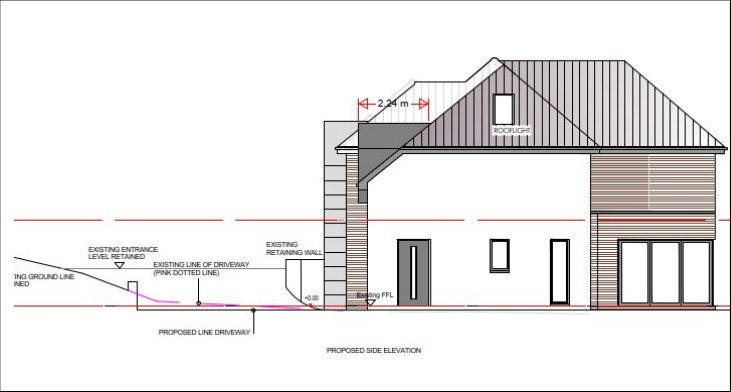
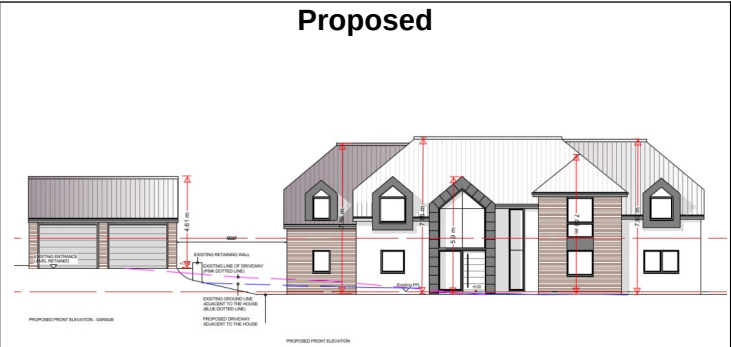
Case Officer measurements are indicated on the plans below:

Proposed and Existing Street Scene:



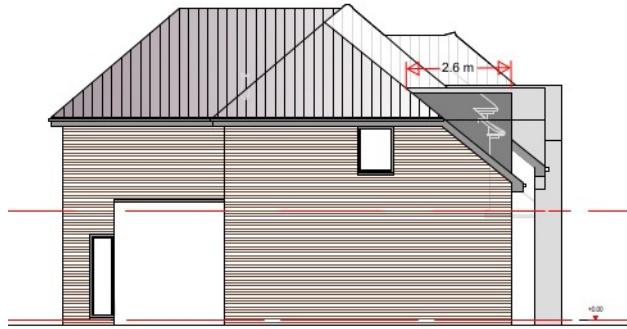


Block Plans:

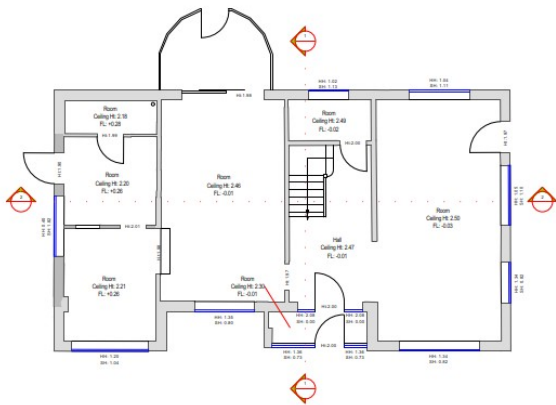




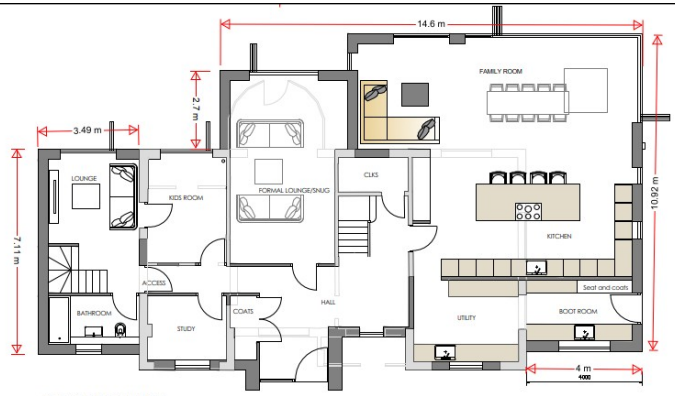
EXISTING SIDE ELEVATION



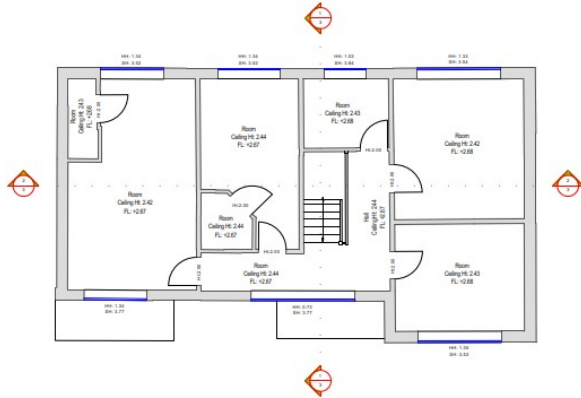
PROPOSED SIDE ELEVATION



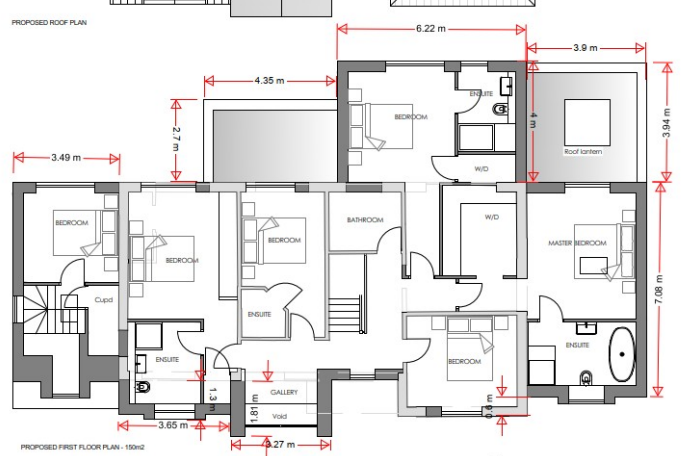
EXISTING GROUND FLOOR PLAN 18m2



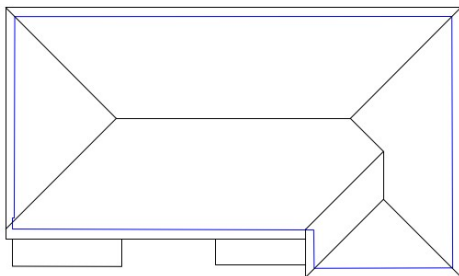
PROPOSED GROUND FLOOR PLAN 19m2



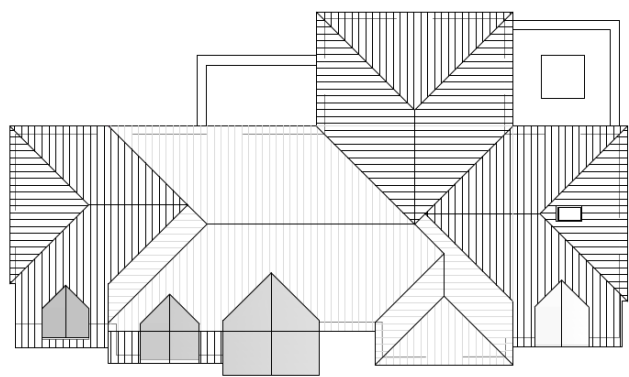
EXISTING FIRST FLOOR PLAN 8m2



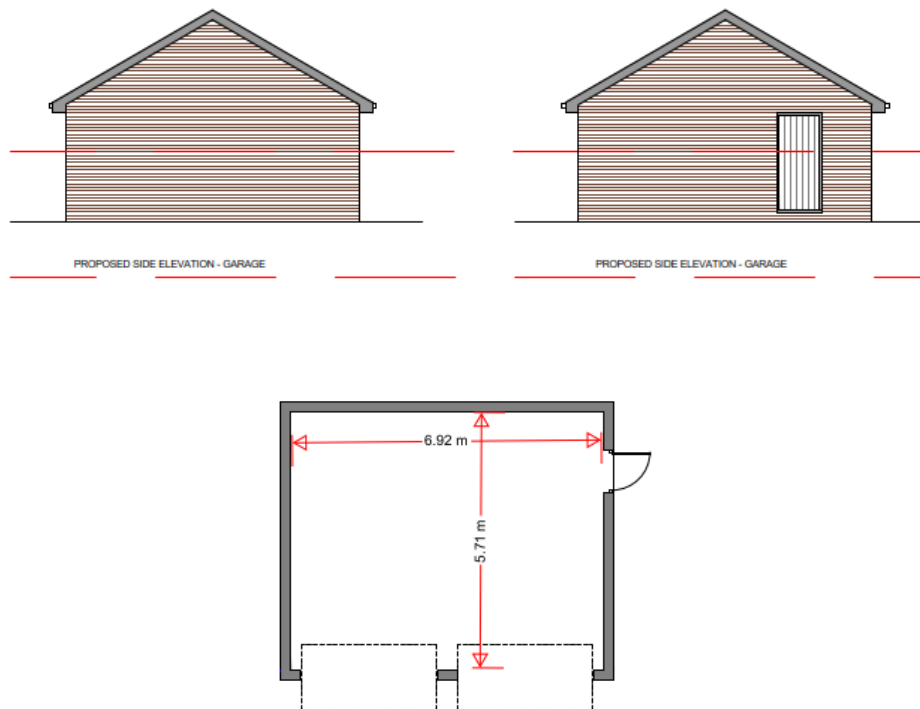
PROPOSED FIRST FLOOR PLAN - 15m2



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



The proposed development includes the erection of a two-storey front, side and rear extension with dormer extensions to the front roof slope and a new detached garage to the side. The proposal would result in internal layout alterations and the property would go from being a four bedroom dwelling to a six bedroom dwelling.

The proposal would necessitate the removal of the existing detached garage to the northern side of the property and then extending within its footprint, as well as extending to the southern side of the house. The extension to the northern side would comprise an annexe, accessed internally on the ground floor. The annexe would contain a double bedroom and storage space on the first floor, and a lounge and a bathroom on the ground floor. There is also part single/part two storey extensions proposed to the rear (east), plus a two-storey front extension incorporating a new double height entrance porch. The treatment of the property would also be modernised, with the use of render, facing brickwork and dark grey fenestration. The roof tiles would match those of the existing dwelling.

Officer's Analysis

Principle of Development

Policy CS02 of the Gravesham Local Plan Core Strategy (LPCS) (2014) states that development will be supported within rural settlements that are inset from the Green Belt and defined on the policies map. The property is within the rural settlement of Higham and is inset from the Green Belt. As such, the principle of the development could be acceptable, providing it would comply with other policy considerations. The key considerations are set out below.

Impact on the Landscape and, Design, Character and Appearance

The property is situated within the Higham Arable Farmlands Landscape Character Area. Relevant Policy considerations include paragraph 187 of the NPPF 2024, which aims for development to contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside. Policy CS12 (LPCS) (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.



Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design For Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

Landscape

The development, in situ and within its existing residential setting is not considered to harm the landscape character area.

Driveway/Hardstanding Area

The plans show that there would be an increase to the hardstanding area, post development, with retaining wall. Although it is a shame that some soft landscaping would be lost, the screening hedging would remain. Materials can be conditioned to match the existing and to be permeable, if planning permission were to be forthcoming.

Rear Garden

There would be a patio area with small wall constructed in the rear garden area.



Materials

As aforementioned previously, the proposed external materials would modernise the property. There are varying architectural styles of property within the local area and therefore the materials would not be considered to be harmful to the appearance of the dwelling, street scene or character of the area.

Proposed Extensions

With regards to the proposed side extensions, the house is set down and back from the road, and there is space to each side of the property, which would help lessen the impact of any extensions on the street scene. The side extensions would, on balance, be subservient in nature, with lower ridge heights than the host building and a set back from the front building line. As aforementioned previously, revised plans were sought during the course of the application, which included a reduction to one of the side extensions width. On balance, the side extensions are now considered to be acceptable.

The single storey elements to the rear of the property are considered to be acceptable in terms of scale and appearance, and the two-storey element has been reduced in width since the original submission via revised plans. Although it is a shame the two-storey element is not set down further from the main roof ridge, on balance, the extension is considered to be acceptable.

Front Elements

The proposed front dormers would be acceptable in scale and appearance, and in keeping with such features in surrounding properties. There are no concerns in terms of the proposed rooflight in the side roof slope.

The proposed two storey front porch extension has been reduced in scale since the original submission, it is set sufficiently below the main roof ridge and is not overly excessive in scale. The retention of the original appearance of the existing hipped front projection is welcomed.

Garage

The proposed new double garage would be located to the side of the property, but slightly forward and closer to the highway. Generally, detached garages should be located to the side of the property and should not detract from the street scene. As submitted, there were concerns with the scale of the garage, particularly as it would be situated on a higher land level within the site, than the existing garage is now. The revised plans provided alterations to the garage including a reduction to width, roof height and using a shallower pitched roof. The amendments lessen the impact of the garage and the proposed garage is now considered to be satisfactory and would not cause detrimental harm to the character and appearance of the area.

Internal Annexe

The internal annexe does not have a separate entrance door and the plans have been amended to remove the kitchen, to ensure the annexe would not have all the facilities of an independent dwelling. As the annexe is integral and would rely on the main dwellinghouse, there are no concerns in terms of design, character and appearance in terms of the annexe. If planning permission were to be forthcoming, it would be necessary to include conditions within the decision notice to limit its use.

Overall, the design, character and appearance of the proposed development accords with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development.

In terms of garden area, the RLG (2020) sets out the following:

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0



The plans show the dwelling would retain sufficient garden space, post development.

In terms of room area, overall, the proposal provides more than sufficient space for future occupiers. Some of the bedrooms are smaller and are suitable for single occupancy and one of the en-suites is undersized, however, an undersized en-suite would not be sufficient ground to refuse the application given that there are other facilities available.

With consideration to the annexe, as aforementioned above, the plans show it relies on the main dwellinghouse for the kitchen and does not have a separate entrance. Conditions would be added to the decision notice if planning permission were to be forthcoming to ensure the annexe remains ancillary.

Overall, the proposal safeguards the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

As aforementioned above, representations from neighbouring properties have been received in relation to the publicity carried out for this application. Neighbouring amenity is considered below.

Neighbouring amenity is considered in terms of whether development would cause a sense of enclosure, loss of privacy, loss of outlook or loss of light. The proposed development is considered a sufficient distance away from neighbouring properties to avoid detrimentally impacting light, outlook or cause a sense of enclosure. In terms of privacy, there are no first-floor level windows serving habitable rooms in the flank elevations. There is a window to serve the hallway of the annexe, but this is not considered to harm neighbouring amenity. There is sufficient distance between the front elevation of the property and neighbouring properties and therefore no concerns are raised with this regard. It is noted that there are new bedroom windows in the rear elevation. However, it needs to be considered that this is not dissimilar to the existing situation. The houses most likely to be affected by this would be Nos. 13 and 15 Telegraph Hill, to the rear of the site, which front onto the back of No. 23. As No. 23 is detached and separated from these neighbours, the impact of the extensions on the adjacent properties will be reduced. The existing dwelling is also at a lower level to the surrounding houses and is screened by existing boundary treatment and vegetation.



Given the above, and taking into account the existing situation, the above concerns would not be sufficient ground to refuse the application and it is therefore considered that there are no significant conflicts with Policy CS19 of the Core Strategy 2014 in respect of the impact on neighbouring properties from loss of light, outlook, sense of enclosure or privacy.

Parking and Highways

There are no concerns in terms of highways and parking. The plans show there would be an increase in bedrooms, however, there would be two garage spaces to serve the property, as well as an enlarged hardstanding and parking area. As such there is sufficient off-street parking available for the property.

As set out within the Design Statement, here would be no changes to the existing access, and it is considered that sufficient off-street parking would be maintained in accordance with vehicle parking standards. It is considered there is no impact on parking provision or highway safety, and therefore no conflict with Saved Policies T1 and P3 of the Local Plan 1994 and Policies C11 and CS19 of the Core Strategy 2014.

Any Other Material Planning Considerations

Public Rights of Way

As per comments from KCC Public Rights of Way, Public Right of Way (PROW) NS150 lies to the east of the property and will remain unaffected by the proposals. As such, an informative relating to the PROW can be added to the decision notice if planning permission is forthcoming.

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Gas Pipes

The site lies within proximity of Gas Pipelines. As such, if planning permission were to be forthcoming, an appropriately worded informative could be added to the decision notice, advising the applicant to contact Southern Gas Networks before carrying out any works.

Sewer

The site lies within the proximity of Southern Water Sewer Pipelines. As such, if planning permission were to be forthcoming, an appropriately worded informative could be added to the decision notice, advising the applicant to contact Southern Water before carrying out any works.

Conclusion

The application has been fully considered and accords with local and national planning policy.

The proposed development is not considered to detrimentally impact the character and appearance of the host dwelling, street scene or Landscape Character Area. In addition, the proposal does not significantly harm the amenity of future occupiers and neighbours, and there are no concerns in terms of parking and highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	30th July 2026	Dated:	30 th July 2026