



Delegated Report

Householder Planning Application

Planning Application No: 20260728

Location: 2 Norah Lane Higham Rochester Kent

Description: 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.

Applicant: Isabelle Thompson

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 17/07/2026;
Supplementary Information – Planning Statement;
Drawing Number 01 (OS Plan and Block Plans – Existing and Proposed); and
Drawing Number 02 (Floor Plans and Elevations – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20260420	Erection of a two storey side extension and a single storey rear/side extension with roof lantern. Roof alterations, enlargement to front and rear dormers and reconfigured front hardstanding with revised vehicle crossover, extension to existing dropped kerb and alterations to fenestration.	Application Refused	18.06.2026
19791116	Erection of a two storey extension at the side for a car port with bedroom and bathroom over	Permitted	31.01.1980
19790117	Erection of a garage at the rear	Permitted	01.05.1979
19780808	Erection of a two storey extension at rear for a kitchen with a bedroom and bathroom over and erection of a car port at side and extension to rear of garage	Permitted	19.12.1978

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 4 -Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – Achieving well-designed places

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject 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 compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

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 of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. 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

Consultees

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

10 surrounding properties were consulted, and the following material planning concerns were raised:

- Loss of light to neighbouring properties;
- Overbearing impact on neighbouring properties;
- Detrimental impact on neighbouring privacy and outlook;
- Overdevelopment of original property /not subservient to host dwelling;

The concerns will be addressed within the following report.

Preliminary Matters

Application 20260420 for 'Erection of a two-storey side extension and a single storey rear/side extension with roof lantern. Roof alterations, enlargement to front and rear dormers and reconfigured front hardstanding with revised vehicle crossover, extension to existing dropped kerb and alterations to fenestration' was refused for the following reasons:

The proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene which would unbalance the pair of existing semi-detached properties and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

By way of the detrimental impact on neighbouring outlook, the application fails to safeguard the amenity of neighbouring properties and is contrary with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).



As such the current application looks to overcome the previous reason for refusal.

Officer's Analysis

Design, Character and Appearance

2 Norah Lane is a semi-detached dwellinghouse located on the north side of the highway on the junction with Villa Road. To the frontage, the property is part soft landscaped with hardstanding area leading to car port and garage to the side. The property has previously been extended by a single storey to the rear.



The application proposes the erection of a two-storey side extension and a single storey rear/side extension with enlargement to the front and rear dormers and reconfigured front hardstanding with revised vehicle crossover, extension to existing dropped kerb.

Section 14 of the NPPF (2026) seeks to promote high-quality places and sets out the Government's requirements in relation to design issues. Policy DP3(1) states that development proposals should respond positively to their context, including the history, character and features of the site and its surroundings, ensuring they integrate with and enhance the local area. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The two-storey side extension would have a pitched roof at a height of 7m and an eaves height of 2.45m. The roof would be set down from the original by 0.44m. The extension would project 1.86m from the flank elevation and would be set back from the principal elevation by 0.64m.

The single storey rear / side extension would have a flat roof at a height of 2.78m depth of 5.38m and a width of 7.3m.

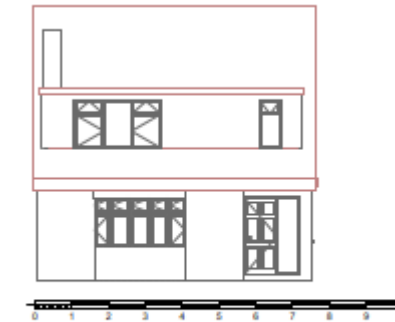
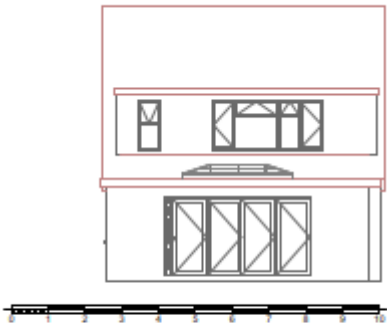
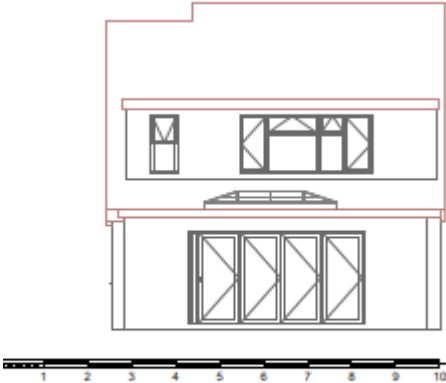
The extensions will create space for an entrance hall and internal reconfiguration to the ground floor and a extension to existing bedroom with en-suite to the first floor. The application will relocate the main entrance door to the principal elevation and there will be a window the front and rear dormers serving the bedroom and en-suite and bi-fold doors to the rear elevation.

The application also seeks to increase the width of the existing rear dormer from 4.83m to 7m.

The previous application was refused as it was not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene. The side extension was not set down from the original roof, nor was it set back from the principal elevation. Furthermore, the proposed extensions of the existing dormers would unbalance the roof slopes with neighbouring dormers and detrimentally impact the street scene.

Neighbouring concerns were also raised with the proposed extensions which would result in an overdevelopment of the original site.

The current application has been designed to be subservient to the host dwelling. The proposed side extension will now be sufficiently set down from the original roof and set back from the principal elevation:

Previous Application 20260420	Current Application 20260728
 South Elevation Proposed	 South Elevation Proposed
 North Elevation Proposed	 North Elevation Proposed

Furthermore, the dormer to the front elevation has been revised and the current application does not seek to increase the width. While the rear dormer is still proposed to be increased to 7.1m in width, the dormer is located to the rear elevation and not visible from a public vantage point and as such will have no impact on the street scene.

As such, the current application is not considered to be an over development of the existing site, is subservient to the host dwelling and will not unbalance the semi-detached properties. The revised application has therefore overcome the previous reasons for refusal in terms of design.

The application also proposes an extension of the hardstanding to the frontage and a widening of the existing dropped kerb.

The parking area would have a minimum width of 4.92m by a depth ranging from 5.5m to 6.88m, which provides sufficient space to comply with the requirements of SPG4. The proposed crossover would measure 6.5m wide and 1.7m in depth.

Some soft landscaping is retained within the garden frontage to soften the overall appearance of the development and provide biodiversity.

If the Local Authority were to approve any subsequent applications, an application for the proposed dropped kerb will need to be submitted to Kent County Council via the following link:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb>

Overall, by way of the reduction to the two storey side extension and the removal of the extension to the front dormer, the application is considered to have overcome the previous reasons for refusal and the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy DP3(1) of the National Planning Policy Framework (NPPF) (2026).

Amenity of Future Occupiers

Post development, the remaining garden size would measure at an area of 76 msq and a depth of 10.74m and is therefore considered to be acceptable and in accordance with Gravesham's Recommended layout guidelines. Furthermore, all proposed room sizes are also comply with the current guidelines.

As such, the application would not have a detrimental impact on the amenity of future occupiers and as such is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policy P3 of the National Planning Policy Framework (NPPF) 2026.

Neighbouring Amenity

Policy DP3 of the National Planning Policy Framework (2026) requires development proposals to respond positively to their context and integrate successfully with their surroundings. In addition, Policy P3 seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

Previous application 20260420 was refused as, by way of the height and the close proximity to neighbouring property known as 18 Villa Road, the proposed extension would have an unacceptable impact in terms of overbearing, outlook and a sense of enclosure on the neighbouring private amenity area.

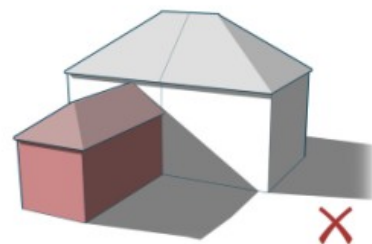
Neighbouring concerns are also raised with the detrimental impact the proposal would have on the light to neighbouring properties; the potential overbearing impact; and the detrimental impact on neighbouring privacy and outlook.

The Gravesham Householder Design Guidance (2021) provides key considerations in terms of neighbouring amenity:

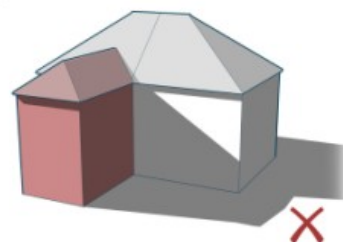


Overshadowing

9.5 Depending upon the orientation and position of neighbouring windows and private amenity areas, problems of overshadowing can occur from an extension. This is particularly so if the neighbouring property is to the north of the proposed extension. Extensions should not create an unreasonable amount of overshadowing of neighbouring properties. Account should be taken of the orientation and position of neighbouring properties, and in particular any impact that the extension will have on neighbouring windows and private gardens. Where an extension would result in a significant reduction in light, or cause excessive overshadowing, planning permission may not be granted. In particular, care should be given when proposing extensions on the boundary with neighbouring properties that are either single-storey with a long projection, or are two-storeys in height. When considering overshadowing the Council will have regard to the 45 / 25 degree rule (see Appendix 1), as well as the Vertical Sky Component (VSC) Average Daylight Factor (ADF) and the Annual Probable Sunlight Hours (APSH) methods where necessary. See the BREEM guidance for detailed information on these.



Where a an extension would result in a significant reduction in light or cause overshadowing planning permission may not be granted.



Privacy

9.6 It is important that new development sustains the privacy of neighbouring dwellings. Windows, balconies and raised decking can result in the loss of privacy to neighbouring properties from overlooking of their private amenity areas, or from direct close views into windows. To ensure adequate privacy levels are retained, there should be no direct overlooking into neighbouring habitable rooms or private amenity spaces of neighbouring gardens. There may be a requirement for privacy screens to the end of raised decks or balconies. Careful consideration should be given to window positions to ensure no windows on the boundary with neighbouring properties cause harmful overlooking and to ensure that windows above the ground floor retain adequate privacy distances. It may be possible, in some cases, to use high level and obscure / translucent glazing.

Overbearing and Outlook

9.7 An extension close to a neighbouring properties window, or a large extension on the boundary, can cause a loss of amenity by appearing overbearing and creating a sense of enclosure and

12

Householder Extensions/Alterations Design Guide SPD

dominance. Careful consideration will therefore need to be given to the relationship to existing neighbouring windows and to the size and design of an extension that may change the outlook from a neighbouring property.

The current application has set the rear element of the proposed extension in by 1m. The front element of the two-storey extension, adjacent to neighbouring property 18 Villa Road, has not been set in from the boundary and remains the same distance as the previous application.

Previous Application 20260420

Current Application 20260728



Proximity from 2 Norah Lane to the Rear Amenity Area of 18 Villa Road



The proposed two storey side extension, is located to the boundary of 18 Villa Road and by way of the height results in a loss of private amenity space by appearing as overbearing and creating a sense of enclosure. This is contrary to section P3 of the NPPF which seeks to ensure that development provides healthy living conditions for occupiers and users, including adequate access to light and protection from adverse impacts that could affect health or quality of life.

Whilst it is noted that the height of the two-storey extension has been reduced by 0.44m, this is not considered a sufficient reduction to reduce the impact on the neighbouring private amenity space.

Therefore, the reduction in width to the rear part of the extension and the reduction in height is not considered to be sufficient and the proposal has not overcome the previous reasons for refusal.

The proposal is not considered to have a detrimental impact on the rooms located to the ground floor of 18 Villa Road as these windows serve the kitchen and utility area and are not considered to be habitable rooms.

It is not considered that the proposal would have a detrimental impact on neighbouring property known as 4 Norah Lane. The proposed two-storey side extension is set away from this boundary and the proposed rear extension, located to the boundary with 4 Villa Road is of a single storey which is considered to be of a modest height. Furthermore, the primary neighbouring window located to this boundary serves the kitchen, which is not considered to be a habitable room. The proposal does not include any flank windows to the boundary with 4 Villa Road and as such will not impact neighbouring privacy.

The proposal has failed to overcome the previous reasons for refusal and, by way of the close proximity and height of the two-storey extension to the neighbouring boundary of 18 Villa Road, the application would have a detrimental impact on neighbouring outlook and would create a sense of enclosure. As such, the application fails to safeguard the amenity of neighbouring properties and is contrary with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policies DP3 and P3 of the National Planning Policy Framework (NPPF) 2026.

Parking and Highways

The application would demolish the existing garage and car port at the application site. However, the submitted plans would extend the hard standing area to the frontage and as such there are no highways or parking concerns related to the application.

Any Other Material Planning Considerations

Landscape Character Assessment

The site 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 proposal is not considered to impact on the Higham Arable Farmlands Landscape Character Area as it is within a relatively well-developed part of the landscape.

Conclusion

The proposal has failed to overcome the previous reasons for refusal and, by way of the close proximity and height of the two-storey extension to the neighbouring boundary of 18 Villa Road, the application would

have a detrimental impact on neighbouring outlook and would create a sense of enclosure. As such, the application fails to safeguard the amenity of neighbouring properties and is contrary with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Policies DP3 and P3 of the National Planning Policy Framework (NPPF) 2026.

Recommendation

Refusal

(For detailed **conditions / reasons for refusal** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	R Hart
Dated:	7 th September 2026	Dated:	14th September 2026