



Delegated Report

Householder Planning Application

Planning Application No: 20250986

Location: 153 Lower Higham Road Gravesend Kent DA12 2NW

Description: Retention of a garden pergola.

Applicant: Mr Daniel Scott

Site Visit Date: N/A - Photos

Preliminary Matters

During the course of the application it was noted that a site notice had not been displayed as part of the consultation process. As such, the applicant was contacted, a site notice was displayed and an extension of time was agreed until 14.01.26 to determine the application.

Submitted Documents/Plans

Application Form;
Supplementary Information – Picture of Pergola;
Supplementary Information – Cover Letter;
Drawing No. 20251-RTA-ZZ-XX-DR-A-00402 Rev P02 – Floor Plans and Elevations – Proposed;
Drawing No. 20251-RTA-ZZ-XX-DR-A-00402 Rev PL02 – Floor Plans and Elevation – Existing;
Drawing No. 20251-RTA-ZZ-XX-DR- A-00401 Rev PL02 – Floor Plans and Elevations – Pre Existing;
Drawing No. 20251-RTA-XX-SW-DR-A-00301 Rev P02 – OS Plan and Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200588	Conversion of existing summer house into 2 no. bedroom annexe.	Permitted	18.08.2020
20200404	Erection of single storey pitched roof extension to front, side and rear.	Permitted	08.06.2020
20191095	Erection of single storey extension to front, side and rear.	Application Refused	06.04.2020

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

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 12 – 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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

Two surrounding properties were consulted, a site notice was displayed on 17.12.25 and no representations were received. The overall consultation period expired on 07.01.2026.

Site Description

153 Lower Higham Road is a two storey semi-detached property fronting the northern side of the highway.

Google Image



This application is for the retention of a garden pergola.

Proposed Development

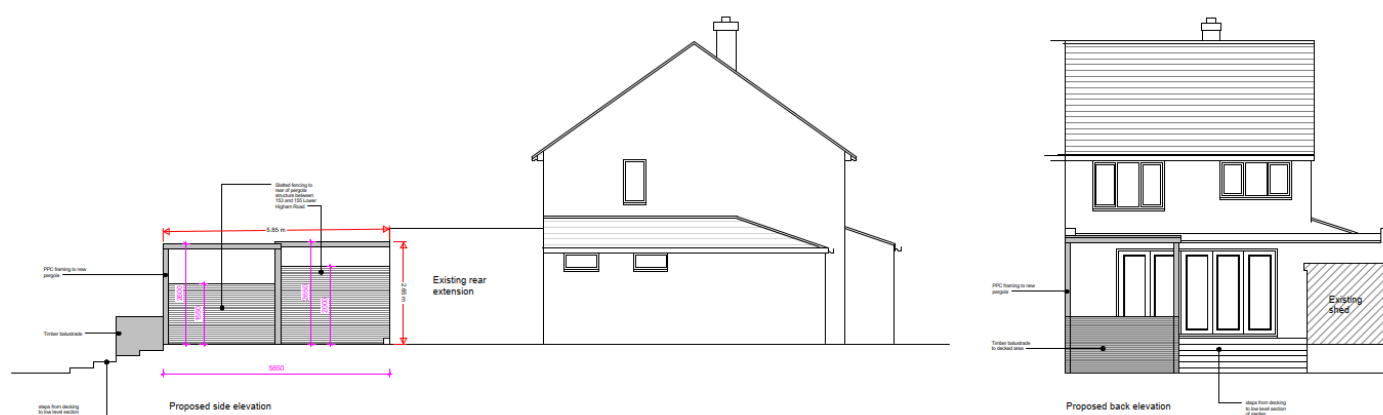
There is an existing raised platform that has been constructed without planning approval. Notwithstanding this, the platform has been in situ for a number of years and is considered immune from enforcement action through the passage of time. As such, this application is for the retention of a garden pergola only.

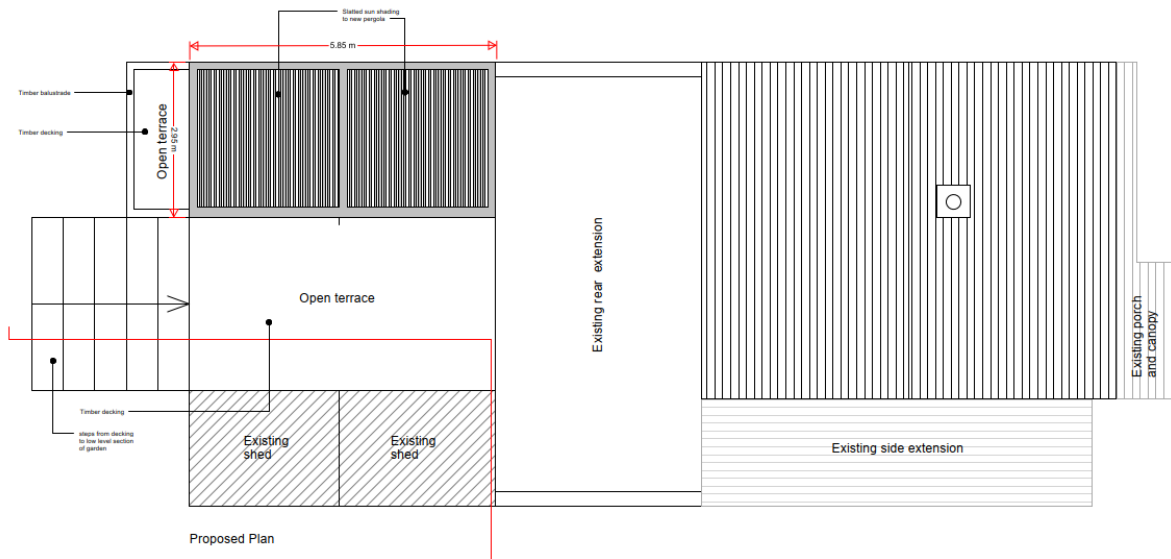
Photo included with application

(note- the proposed plans show the slatted fencing along the shared boundary is not proposed to be full height)



Plans showing proposed pergola





Officer's Analysis

Design, Character and Appearance

As aforementioned above, the raised platform is considered to be immune from enforcement action, and as such, only the pergola is being assessed within this application. The plans show the grey metal pergola structure is 2.65m (max) in height, 5.85m long and 2.95m in width. It is constructed with slatted sun shading to the top of the pergola, and slatted fencing along the boundary shared with No. 155 Lower Higham Road. The slatted fencing height is proposed to vary between 2.00m and 1.55m as indicated on the plans.

The plans show the pergola is fixed to the rear elevation of the single storey rear extension. As per the Gravesham Householder Design Guide (2021) extensions to extensions are generally not supported, and the external materials of extensions should complement the existing dwelling. In this instance, it is noted that the proposal is for a garden pergola, with a largely open structure. The development is to the rear of the property and would not impact the character and appearance of the street scene. Although the pergola does have a large depth, the overall design concerns are not considered sufficient to warrant a refusal in terms of design, character and appearance. As such on balance, the development is considered to be acceptable.

Overall, in terms of design, the proposed development is considered to accord with Policy 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

The proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024). The garden area would not be impacted by the development and the rear of the dwelling would still receive sufficient light.

Neighbouring Amenity

No neighbour responses were received as a result of the consultation carried out for this proposal. In situ, the proposal is not considered to impact 151 Lower Higham Road. It is noted that the pergola would be visible from 155 Lower Higham Road:

Images towards 155 Lower Higham Road



Google Aerial Images showing rear of properties, land levels and platforms

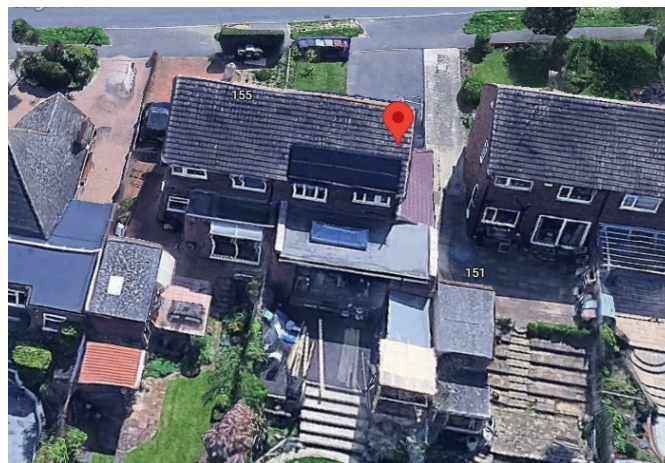
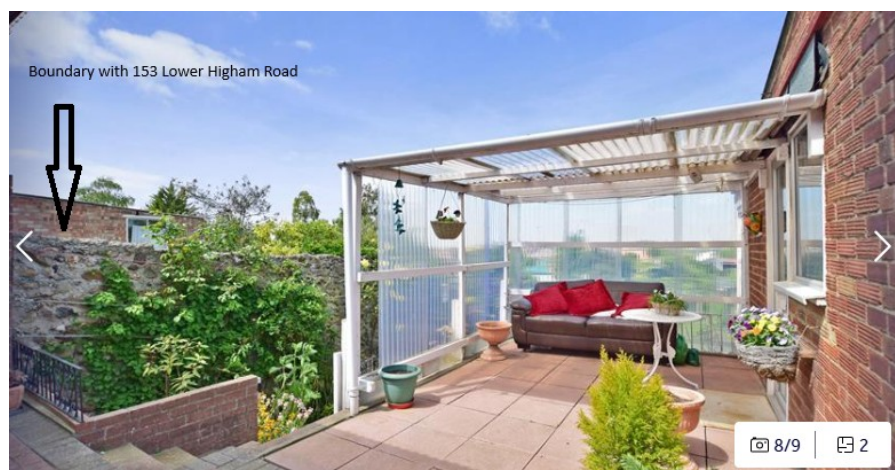


Image from Rightmove showing raised platform of 155 Lower Higham Road and boundary with 153 Lower Higham Road



Notwithstanding that the pergola would be visible from 155 Lower Higham Road, neighbouring amenity is assessed in terms of causing a sense of enclosure, loss of privacy, loss of outlook or loss of light. In situ, with consideration of the site layout of the properties and path of the sun, the development is not considered to detrimentally impact neighbouring amenity in respect of loss of light, loss of outlook, nor does it cause a sense of enclosure. Furthermore, the screening along the shared boundary ensures the privacy of the occupants of the application site itself and the privacy of the neighbouring occupants, given the raised platform areas.

Therefore, on balance, the development accords with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024) in terms of neighbouring amenity.

Parking and Highways

There are no concerns in terms of parking provision that arise as a result of this proposal.

Conclusion

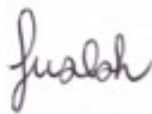
The application has been fully considered and is in accordance with local and national planning policy.

The pergola has been constructed using acceptable external materials, would not detrimentally impact the character and appearance of the area and would not be visible from the street scene. Moreover, the development is not considered to detrimentally impact the amenity of future occupiers or neighbouring properties. As such, the development accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	8 th January 2025	Dated:	12 January 2026