



Delegated Report

Householder Planning Application

Planning Application No: 20251017

Location: 37 Forge Lane Higham Rochester Kent

Description: Retrospective application for retention of a detached garage outbuilding within the property frontage.

Applicant: Mrs Paulina Jankowska

Site Visit Date: 27.11.25

Submitted Documents/Plans

Application Form;
Supplementary Information – Design and Access Statement;
Supplementary Information – No.007 Rev. 03 – 3D Image – Existing;
Supplementary Information – No.008 Rev. 03 – 3D Image – Pre-Existing;
Drawing No. 001 Rev. A1 – Site Location Plan;
Drawing No. 002 Rev. 03 – Block Plans – Pre Existing and Existing;
Drawing No. 003 Rev. 03 – Site Plan – Pres Existing and Existing;
Drawing No. 004 Rev. 03 – Floor Plan and Elevations (Garage) Existing;
Drawing No. 005 Rev. 03 – Front Elevations – Pre- Existing and Existing; and
Drawing No. 006 Rev. 03 – Side Elevations – Pre Existing and Existing.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200089	Application for variation of condition 2 attached to planning permission reference no. 20180925 for the demolition of an existing conservatory to facilitate a two storey extension to provide additional bedroom space and ground floor accommodation, incorporating two new dormer windows and two Juliette balconies to the first floor. Conversion of a garage into habitable space with the addition of 2 new velux windows. Erection of a new 2 bay garage; to allow the new the new garage to be built in an alternative position to that approved.	Permitted	18.03.2020
20180925	Demolition of an existing conservatory to facilitate a two storey extension to provide additional bedroom space and ground floor accommodation, incorporating two new dormer windows and two Juliette balconies to the first floor. Conversion of a garage into habitable space with the addition of 2 new velux windows. Erection of a new 2 bay garage.	Permitted	30.10.2018

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

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Higham Parish Council

No comments received.

Local Ward Councillors

As Ward Councillor, please note that I have no objections providing the Borough Council is satisfied that the development does not contravene any green belt status or materially impact on the amenity of the adjoining neighbouring properties.

However, I would like a Condition be considered in that the garage is not to be used for business use.

Neighbouring properties

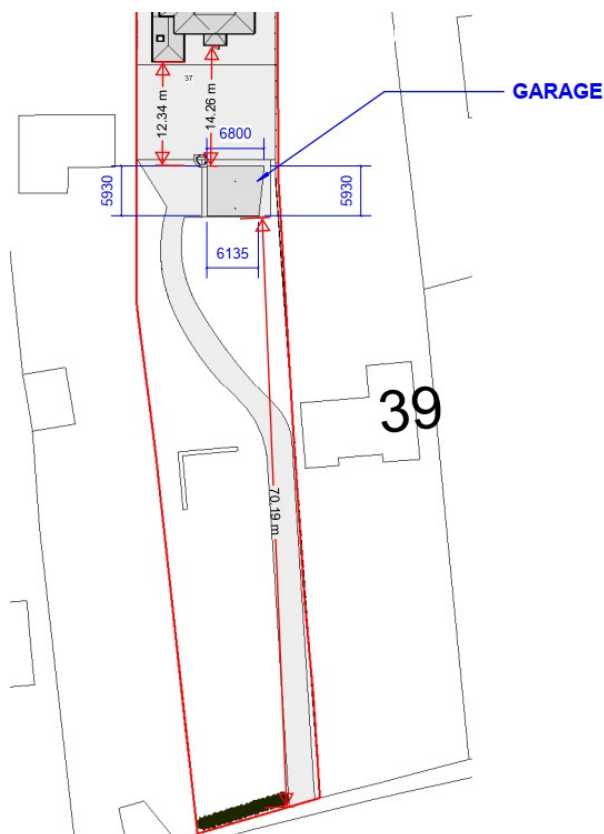
Six surrounding properties were consulted, a site notice was displayed on 21.10.25 and no responses were



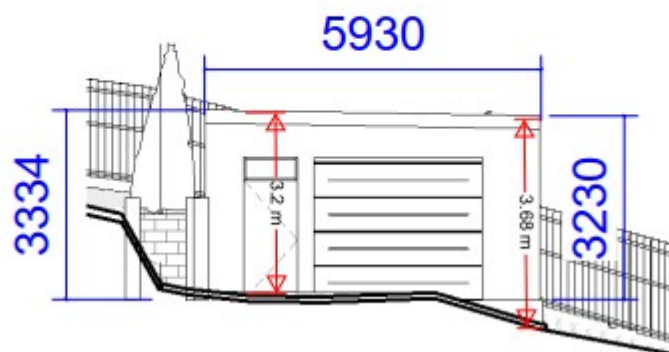
received. The overall consultation period expired on 14.11.25.

Site Description and Proposed Development

This application is for the retention of a detached garage outbuilding within the property frontage. The garage is white rendered, with dark grey fenestration and a flat roof. On the site visit, the applicant confirmed that the garage was used for storage and for parking purposes. The garage is set back from the road significantly and is situated closer to the dwelling, as indicated on the plans below.



S1 West Elevation Garage
1 : 100





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. As such, the principle of the development is acceptable, providing it complies with other policy considerations. The key considerations are assessed below.

Design, Character and Appearance

The property is located 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.

Furthermore, 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 developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

In addition to the above, 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) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

As per the Gravesham Householder Design Guide (2021), garages (and outbuildings) should usually be positioned to the side (and rear) of the dwelling. In the case of this application, the garage outbuilding is situated forward of the dwelling within the generous property frontage. The site has significant variance in land levels, with the land sloping upwards as it approaches the garage and dwellinghouse. As a result of this, the garage is visible from the street scene and it does obscure part of the dwelling house from view:

Site Photos







It stands to be assessed whether the garage is acceptable in terms of design character and appearance and if detrimental harm is caused to the appearance of the host dwelling and surrounding area.

There are examples of detached garages forward of the dwelling, within the local vicinity, and as per the planning history of the site there is an (expired) permission for a detached garage forward of the dwelling. As such, it is considered that the principle of a garage forward of the dwelling on this site is acceptable. The previous permission for the garage incorporated a more sympathetic design, aligning with the rural character of the area. Additionally, it was set down closer to the highway.

In the case of this current application, it is regrettable that the roof of the garage is flat, rather than pitched and is contrary to the pitched form of the main dwelling. In addition, the white render and grey fenestration gives the garage outbuilding a stark appearance, which would be considered to stand out more than a garage constructed using facing brickwork. Furthermore, the garage does partly obscure the view of the dwellinghouse from the street scene. Notwithstanding this, the garage is not excessive in overall scale and the flat roof does make the garage less bulky in situ. In addition, the garage and dwelling is set far back from the highway and as such, views and impact of the development is limited. In the warmer months, the existing trees/vegetation would also offer more screening. On balance, the design concerns raised above are not considered sufficient to warrant grounds of refusal of the application.

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

The development would provide a storage/parking area for future occupants. Therefore, the proposed development would safeguard the amenity of future occupants in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

There are no concerns in terms of neighbouring amenity that arise as a result of this proposal. Therefore, the proposed development would safeguard the amenity of future occupants in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

There are no concerns in terms of parking provision that arise as a result of this proposal. On the site visit, it was noted that there is ample space for off street parking. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Conclusion

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

The proposed development is acceptable in terms of design, character and appearance. There is no detrimental impact on the amenity of future occupiers or neighbours and no concerns in terms of parking. The proposal therefore 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:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	3rd December 2025	Dated:	3rd December 2025