



Delegated Report

Householder Planning Application

Planning Application No: 20260053

Location: 3 High View Higham Rochester Kent

Description: Demolition of existing garage, side extension and porch. Erection of single storey side/rear extension and porch. Loft conversion into habitable rooms with rear dormer and roof lights to front roof slope.

Applicant: Mr David Longhurst

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Higham – Drain Survey Report;
Site Location Plan;
Drawing No. 01 Rev. A – Elevations and Floor Plans – Proposed;
Drawing No. 01 Rev. A – Elevations and Floor Plan – Existing; and
Drawing No. 01 Rev. A – Block Plans – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
19780247	The erection of a porch and extension to private garage at the front	Permitted	30.05.1978
19550439	Layout and erection of 28 bungalows	Permitted	07.06.1956
19550217	Erection of two type B bungalows	Permitted	21.06.1956
19550216	Erection of dwellinghouses	Permitted	07.09.1955

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.

Southern Water

Thank you for your correspondence. Please see our comments below regarding the above planning consultation application.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records.

Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

Rear / side extension build-over/close-to a sewer

It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Proposed works involve demolition

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Southern Gas Network

Southern Gas Networks have sent a map extract, guidance for third parties and comments in relation to this proposal. The map extract and comments have been included below, however the 16 page guidance has not been included in this report, and can be found on public access.

Thank you for your enquiry , there is a high pressure pipeline in the vicinity of your works. Your proposals would require the exact location of this pipeline and other SGN assets to be located before any work commences, either by electronic detection or by hand excavated trial holes as specified in the attached SW/2 document. These works must be supervised by an SGN representative, please contact Thomas Skinner on 07974455867 / thomas.skinner@sgn.co.uk to arrange a pre-works site visit and any future supervision. We would like to reiterate that no works should be carried out within the vicinity of a high pressure pipeline until consultation with an SGN representative has occurred. We thank you for your patience at this time

Please note that no mechanical excavations are permitted within 3m of the pipeline at any time. This pipeline is registered with the Health and Safety Executive as a Major Accident Hazard Pipeline.

SGN High Pressure Gas Pipelines in the vicinity of your works		
Pipeline Number	Pressure Regime	Building Proximity Distance (Zone 1)
GM20	HP	9.0
This table does not include SGN's low medium and intermediate pressure assets, which may be in the vicinity.		

Building Proximity Distance

The building proximity distance (Zone 1) for the pipeline is shown in the table above for all our high pressure gas pipelines in the vicinity of your works. This should not however be confused with the HSE consultation zones 2 & 3 which will be considerably greater, further guidance of the requirements can be found in HSE Document: PADHI: HSE's Land Use Planning Methodology. Zone 1 is a safety factor with reference to habitable buildings as recommended by IGE TD/1. It is calculated from the diameter, material, wall thickness and pressure of the particular pipeline. Under Pipeline Safety Regulations 1996 this distance is declared to the HSE. Any intrusion within this safety zone will not be taken lightly and any intention to proceed should be accompanied by a risk assessment or provision of other supporting evidence, especially in the event of any legal proceedings at a later date.

Vehicle Crossing

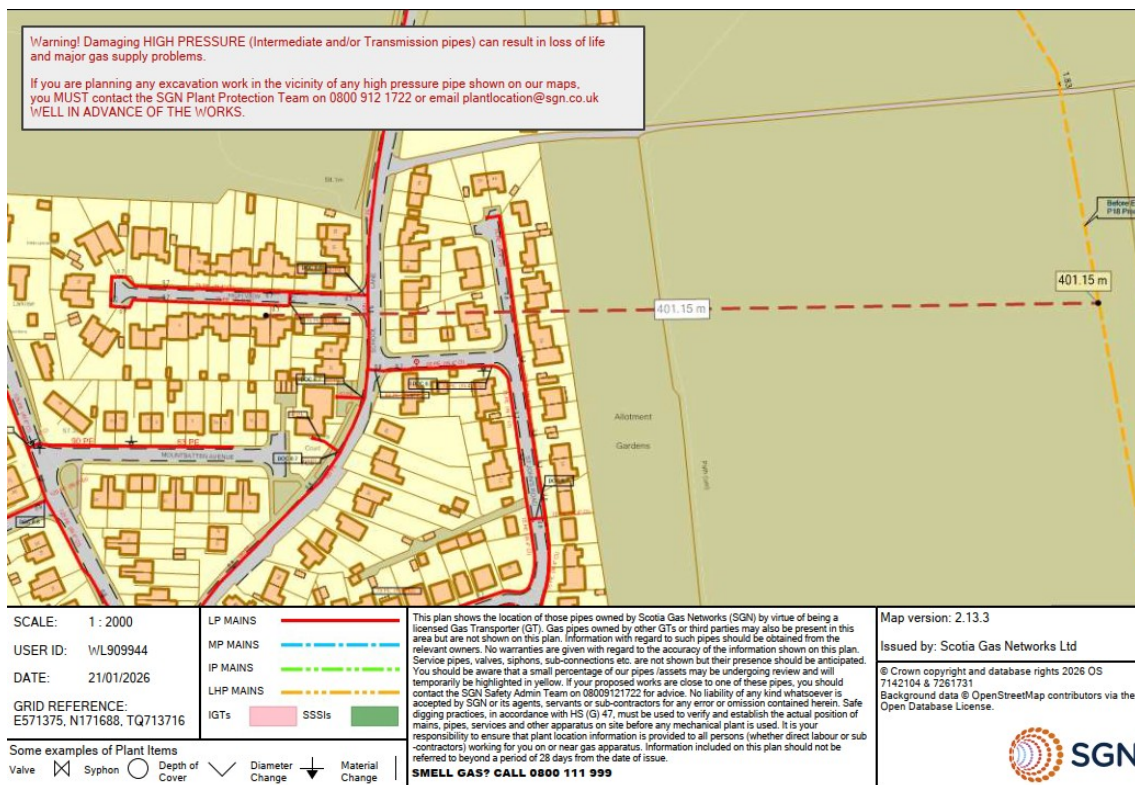
Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence. The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW/2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence. Further guidance / restrictions are detailed below:

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with 'Notes for Guidance on Tree Proximity'.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed.
8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
10. Intrusive construction methods will require an agreed method statement prior to work starting.
11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct.
12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3metres of the pipeline.



Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.

Please note that further restrictions on activities may need to be imposed as a result of a site inspection. For any further information please contact SGN on the details above.



Neighbouring properties

5 surrounding properties were consulted and no representations were received. The overall consultation period expired on 10.02.26.

Site Description

3 High View is a semi-detached bungalow fronting the southern side of the highway.

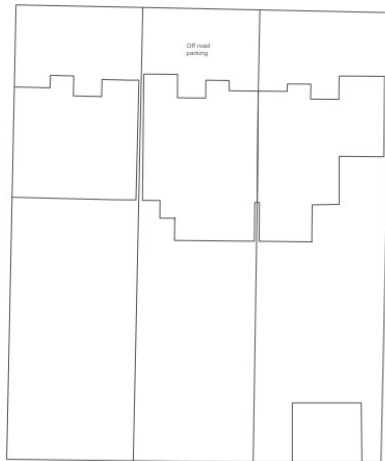
Right Move Images





The property is inset from the Green Belt and is situated within the Higham Arable Farmlands Landscape Character Area. This application proposes the demolition of the existing garage, side extension and porch; and the erection of single storey side/rear extension and porch, along with the construction of a rear dormer, insertion of roof lights to front roof slope and conversion of the roof space to form habitable rooms.

Proposed Development

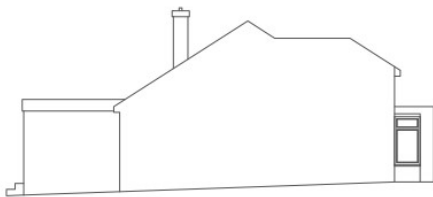


Existing Block Plan
Scale 1:200

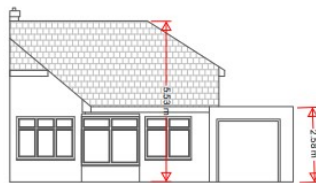


Proposed Block Plan
Scale 1:200

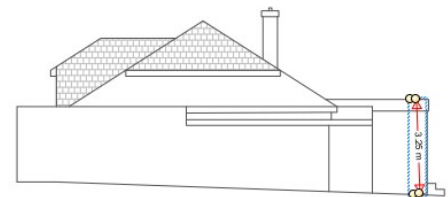
The development would create space for the enlargement of the living areas and kitchen at ground floor level, along with a new garage/utility and WC. In addition, the main bathroom and one bedroom would be moved up to first floor level. At first floor level, there would be two bedrooms, a main bathroom and a storage area.



Existing Side Elevation
Scale 1:100



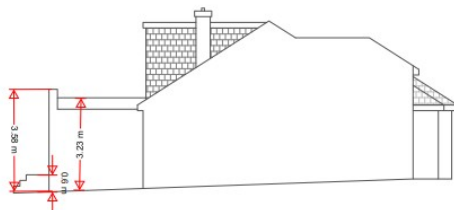
Existing Front Elevation
Scale 1:100



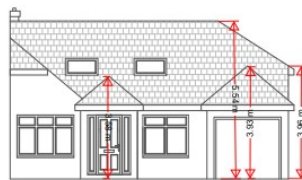
Existing Side Elevation
Scale 1:100



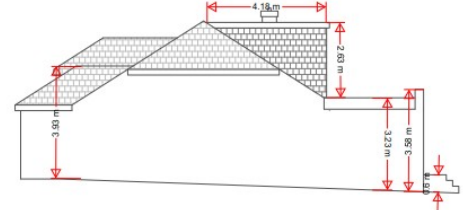
Existing Rear Elevation
Scale 1:100



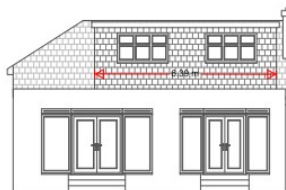
Proposed Side Elevation
Scale 1:100



Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 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.*

Generally, extensions to the home should be sympathetic additions that demonstrate subservience and do not dominate the existing dwelling. This can be achieved by setting extensions down from the main roof ridge, being set away from shared boundaries, set back from the front elevation etc.

There is generally an established pattern of development along High View, and the properties are fairly uniform in their appearance. Notwithstanding this, it is noted the adjoining neighbouring property at No.2 has carried out works under permitted development rights (application 20221124) and as a result, No.2 now has a gable end roof and large rear dormer. In addition to this, a similar extension to what is proposed within this application has been carried out at No.7 High View:

2008 Google Image





2012 Google Images



In the case of this application the proposed side extension would match the existing ridge height of the dwelling, with the roof form to match the existing. In addition, the new hipped roof garage would project forward of the dwelling (as per the existing flat roofed garage), and the extension would be within close proximity to the shared boundary with No. 4. Although the design of the side extension element does not adhere to the expected design principles in terms of subservience, the proposal needs to be considered in situ, with regard to the character of the area. The application property sits on a lower ground level than No.4, somewhat reducing the height impact of the development along the shared boundary. In addition, the extension has been designed to complement the character of the existing bungalow, and all external materials would match the existing. Furthermore, although it would add bulk, the hipped roof design proposed for the new garage would also respect the character of the dwelling. Although the garage would project further from the front elevation of the dwelling than that of the aforementioned garage at No.7, it would not be too dissimilar in appearance. In addition, the new porch is not excessive in scale and would again include a hipped roof to complement the character of the dwelling. The single storey rear element of the proposal would essentially form an infill extension and although it would be large, it is not considered to be overly excessive in scale. Steps would also be constructed from the patio doors of the extension to lead down into the garden area. In terms of the dormer, it is a large flat roofed dormer, and is only just set down from the main roof ridge; which is unfortunate. However, a similar development could potentially be constructed under permitted development rights, and it is noted that some of the dormer would be screened from view by the parapet wall of the single storey rear extension, when viewed from the back of the garden. The proposal as a whole is considered to be significant development, likely to be at the very limit of what could be considered acceptable for this site. However on balance, and for the reasons outlined above, in design terms, the proposed development is not considered to be harmful in terms of impact on the host dwelling, street scene and landscape character area, and would 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

Gravesham's SPG2 – Residential Layout Guidelines (RLG) (2020) sets out expected room sizes and garden space post development. The proposal is considered to provide sufficient room and garden space for future occupiers. In terms of light, and outlook, it is unfortunate that bedroom 3 will be served only by the front roof light windows. However, as aforementioned in this report, a loft conversion could potentially be carried out without planning permission under permitted development rights and as such,

this is not considered sufficient grounds to warrant a refusal of the application. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

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 to the existing development in the surrounding area, and the property being on a lower land level than No.4, the development is not considered to detrimentally impact neighbouring amenity.

Therefore, 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 relation to highways and parking that arise as a result of this proposal. The new garage is undersized, however it is noted that the existing garage is also undersized, and is therefore not dissimilar to the existing situation. It is noted that there is an increase in bedrooms by one, however there is an existing hardstanding area within the property frontage, and on street parking is available.

Any Other Material Planning Considerations

Archaeology

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

Gas Pipelines

Due to a high pressure gas pipeline in the vicinity of the site, the applicant must contact southern gas networks (SGN) prior to carrying out any works.

Groundwater Protection Zone

The site is located within Groundwater Protection Zones 2 and 3, however, the proposal would be unlikely to be impacted by this constraint.

Sewer

There are Southern Water Pipelines within proximity of the site. As such if planning permission were to be forthcoming for the development, an informative could be added to the decision notice to advise the applicants to contact Southern Water prior to carrying out any works.

Conclusion

The application has been fully considered and is in accordance 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 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:	26th February 2026	Dated:	2nd March 2026