

Delegated Report

Householder Planning Application

Planning Application No: 20250803

Location: 1 Chilton Drive Higham Rochester Kent

Description: Removal of rear canopy room and erection of a single storey flat roof extension with roof lantern.

Applicant: Mrs Karen Smith

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 05/08/2025;
Drawing Number DKM/7822/03 Rev 01 (Block Plan – Proposed);
Drawing Number DKM/7822/01 Rev 01 (Site Location Plan);
Drawing Number DKM/7822/02 Rev 01 (Block Plan – Existing); and
Drawing Number DKM/7822/04 Rev 01 (Floor Plans and Elevations – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19600035	Layout of cul-de-sac road and sewers and erection of 32 semi-detached bungalows and 2 detached bungalows	Permitted	18.03.1960
19590349	site for erection of 39 dwellings and construction of cul-de-sac road	Permitted	15.01.1960

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

Ward Councillors - No comments received

Neighbouring properties

Seven surrounding properties were consulted and a site notice as displayed on 13/08/2025. No responses were received and the consultation period ended on 12/09/2025.

Officer's Analysis

Design, Character and Appearance

The application site consists of a semi detached bungalow located on the westside of Chilton Drive, in the rural settlement of Higham, inset from the Green Belt. The property is hardstanding to the frontage for off road parking with a garage to the side.



The application proposes the demotion of the rear canopy room and erection of a single storey flat roof extension with roof lantern.

The single storey rear extension would have a flat roof at a height of 3.09m, a depth of 4.58m and a width of 6.3m.

The extension would create space for a games room and dining area with bi-fold doors to the rear elevation. The proposal would be constructed with brick finish to match the existing.

As such, 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 Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

Post development the site would retain an area of approx. 527msq and a minimum depth of 31.91m, in accordance with recommended guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The proposed single storey rear extension is modest in height and does not introduce any windows to the flank elevations, as such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of light.

Therefore, the proposal is in accordance 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).

Any Other Material Planning Considerations

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 single storey rear extension 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 is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	23rd September 2025	Dated:	24th September 2025