

PLANNING STATEMENT

Erection of extensions to first floor over existing footprint and single storey rear extension

6 Carton Road,

Higham,

Rochester,

ME3 7EB

April 2026



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1. Introduction

This Planning Statement has been prepared in support of a revised householder application at 6 Carton Road, Higham.

The application seeks planning permission for the:

Erection of extensions to first floor over existing footprint and single storey rear extension.

This submission follows refusal under application reference **20251103**, and the scheme has been **materially amended** to address the concerns raised by the Local Planning Authority (LPA), particularly in respect of design, character, and amenity .

2. Site and Surroundings

The application site comprises a detached bungalow located on Carton Road within Higham.

The surrounding area is characterised by:

- Predominantly **bungalows and chalet-style dwellings**
- Generous spacing between properties
- A semi-rural residential character

The site lies within a **rural settlement inset from the Green Belt**, where extensions and alterations are acceptable in principle.

3. Relevant Planning History

- **20250268** – Withdrawn following design concerns
- **20251103** – Refused due to:
 - Design, scale, and character
 - Landscape impact
 - Neighbouring amenity
 - Internal amenity (outlook)

This revised proposal has been specifically designed to overcome these concerns.

4. Policy Context

National Planning Policy Framework (2024)

- Section 12 – Achieving Well-Designed Places

Gravesham Local Plan Core Strategy (2014)

- CS12 – Green Infrastructure
- CS19 – Development & Design Principles

Supplementary Guidance

- Householder Extensions Design Guide (2021)
- Design for Gravesham (2024)

5. Principle of Development

The LPA has confirmed that:

Extensions and alterations to the property are acceptable in principle

Accordingly, the key considerations relate to **design, character and amenity impacts**, which are addressed below.

6. Design, Character and Appearance

6.1 Response to Refusal

The previous refusal identified the following concerns:

- Excessive bulk and depth of development
- A dominant flat-roofed rear form
- A poorly resolved and top-heavy roof design

6.2 Revised Design Approach

The proposal has been redesigned to form a **coherent chalet-style dwelling**, representing a clear and proportionate response to the previous refusal.

a. Rationalised Form and Massing

- The extension to first floor level is now expressed through a **pitched roof form**, reducing perceived bulk
- The previously proposed full-depth two-storey rear mass has been removed
- The development now reads as a **balanced upward extension**

b. Removal of Extensive Flat Roof

- The previously dominant flat roof at first floor level has been **entirely removed**
- The only flat roof element is limited to the **3m single storey rear extension**, which is modest and typical

The LPA previously confirmed that such rear extensions are acceptable and can fall within permitted development parameters.

c. Roof Design

- A consistent and unified **pitched roof form** is now proposed

- The previously criticised **faux roof elements and half-hip features** have been omitted

d. Dormer Windows

- Dormers are introduced to the front and rear:
 - Subservient to the main roof
 - Positioned below ridge level
 - Appropriately scaled

This is a **typical and widely accepted design approach** for chalet-style dwellings.

e. Streetscene Impact

- The dwelling now presents as a **chalet-style bungalow**, aligning with the established character of Carton Road
- The revised design avoids the previously identified **top-heavy and incongruous appearance**

6.3 Conclusion on Design

The revised proposal:

- Is **visually coherent and proportionate**
- Reflects the character of the surrounding area
- Directly addresses previous design concerns

It is therefore compliant with:

- **Policy CS19**
- **NPPF Section 12**

7. Landscape Character

The previous refusal cited harm due to bulk and flat roof dominance.

The revised scheme:

- Removes extensive flat roof elements
- Maintains a **domestic scale and pitched roof form**
- Sits comfortably within an established residential setting

There will be no adverse impact on the **Higham Arable Farmlands Landscape Character Area**.

8. Residential Amenity (Future Occupiers)

The previous concern relating to poor outlook has been addressed through:

- The introduction of **dormer windows**, ensuring adequate outlook and natural light

All bedrooms meet or exceed national space standards.

9. Neighbouring Amenity

Previous Concern

The LPA raised concerns regarding:

- Increased height
- Depth and bulk of development

Revised Assessment

The updated proposal:

- Removes the previously dominant rear mass
- Reduces overall perceived bulk
- Presents a roof-led form that softens the relationship with neighbouring properties

The 3m rear extension:

- Is limited in scale
- Will not result in overbearing impact

The proposal will not result in:

- Loss of light
- Overlooking
- Unacceptable enclosure

The development is therefore compliant with **Policy CS19**.

10. Parking and Highways

Adequate parking provision is retained in accordance with adopted standards.

This was accepted within the previous assessment .

11. Comparable Development and Precedent

There is a clear pattern of similar and more substantial developments within the immediate area which have been granted planning permission.

8 Hollytree Drive, Higham (ME3 7EA)

Decision: Permitted

- Front dormer extensions

- Single storey rear extension

Relevance: Supports acceptability of dormers and rear extensions.

3 Carton Road, Higham (ME3 7EB)

Decision: Permitted

- Increased ridge height
- Dormer windows to front
- Roof conversion to habitable space

Relevance:

Located on the same street, this confirms:

- Chalet-style development is established
- Ridge height increases are acceptable
- Dormer-based designs are appropriate

4 Hollytree Drive, Higham (ME3 7EA)

Decision: Permitted

- Creation of first floor level
- Multiple dormers (front and rear)
- Rear extension

Relevance: Supports more extensive development than the current proposal.

Assessment of Precedent

These approvals demonstrate that:

- **Chalet-style dwellings are an established and accepted form**
- **Dormer windows are common and supported**
- **Roof alterations and increased accommodation are typical**

The current proposal is:

- Comparable to, or less intensive than, these approved schemes
- Consistent with the evolving character of the area

12. Planning Balance

The revised scheme:

- Retains acceptable elements of the previous proposal
- Resolves all key concerns:
 - Flat roof dominance → removed

- Excessive rear mass → reduced
- Poor roof design → resolved
- Poor outlook → resolved

The remaining development is **proportionate, well-designed, and policy compliant**.

13. Conclusion

The revised proposal represents a **comprehensive and carefully considered response** to the reasons for refusal under application reference 20251103.

The scheme has been materially redesigned to:

- Remove the previously dominant and incongruous flat-roofed form
- Significantly reduce perceived bulk and massing
- Introduce a coherent and proportionate chalet-style roof design with dormers
- Improve internal living conditions through appropriate outlook provision

The development now integrates successfully with the character of Carton Road, which is defined by a mix of bungalows and chalet-style dwellings, and reflects an **established pattern of similar approved developments within the immediate area**.

Importantly:

- The principle of development is accepted by the Local Planning Authority
- No unacceptable harm arises in respect of **design, landscape character, neighbouring amenity, or living conditions**
- The proposal accords fully with **Policy CS19 and CS12 of the Gravesham Local Plan Core Strategy** and the design objectives of the **National Planning Policy Framework (2024)**

In light of the above, the previous reasons for refusal have been **clearly and demonstrably overcome**, and there are no remaining material planning considerations that would justify withholding permission.

14. Recommendation

The application is policy compliant, contextually appropriate, and represents a sustainable form of development.

It is therefore respectfully requested that **planning permission be granted**.