



Delegated Report

Householder Planning Application

Planning Application No: 20250916

Location: 3 Carton Road Higham Rochester Kent

Description: Erection of a single storey rear extension.

Applicant: Mr & Mrs S Atherton

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 12/09/2025;
Drawing Number 25/4370 (Plans – Existing and Proposed);
Drawing Number 25/4375 (Elevations, Floor Plan, Roof Plan – Proposed);
Drawing Number 25/4374 (Elevations, Floor Plan, Roof Plan – Existing); and
Drawing Number 25/4371 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20090653	Erection of single storey front infill extension to form enlarged hall and construction of new roof over bungalow incorporating an increase in its height, two dormer windows in the front roof slope and rooflights in the rear and side elevations to provide three bedrooms and ensuite shower rooms/w.c's in the roof space	Permitted	25.09.2009
20090176	Erection of a front infill extension to form entrance hall and re-roofing of bungalow incorporating an increase in its height and two dormer windows in the front roof slope to provide three bedrooms, three ensuite bathrooms and a study in the roof space	Permitted	01.05.2009

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)

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

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

7 surrounding properties were consulted and no responses were received. The consultation period ended on 07/10/2025.

Officer's Analysis

Design, Character and Appearance

3 Carton Road is a detached bungalow located on the north side of the highway within the rural settlement of Higham, inset from the green belt. The property is a mix of soft landscaping and block paving to the frontage for off road parking.



The application proposes the erection of a single storey rear extension.

The extension would have a flat roof with lantern at a maximum height of 3.5m and an eaves height of 3m. The extension proposes an overall width of 6.8m and would project from the rear elevation by 4.2m. The extension would create space for a family room. The application proposes bi-fold doors to the rear and flank elevations. The proposal would be constructed with a rendered finish and aluminium doors. Whilst the materials do not match that of the host dwelling, the extension is located to the rear of the property and as such will have no impact on the street scene.

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 circa 591msq and a minimum depth of circa 15m, 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 proposal introduces a bi-fold doors to the flank elevation of the extension. However, the proposed extension will be single storey and by way of the distance from neighbouring properties and the existing boundary treatments in place, it is not considered to have a detrimental impact on the privacy of neighbouring properties.

The proposed single storey rear extension is modest in height and as such, there are no concerns with the detrimental impact on neighbouring properties in terms of 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

Landscape Character Assessment

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 application has been fully considered and it is in accordance with local and national planning policy. The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. The development will safeguard the amenity of future occupiers and will have not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

(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:	3 rd November 2025	Dated:	3rd November 2025