



Delegated Report

Householder Planning Application

Planning Application No: 20260129

Location: The Moorings Dillywood Lane Higham Rochester

Description: Felling of conifer tree and erection of a carriage house.

Applicant: Mr Terry Wickham

Site Visit Date: 16th February 2026

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Existing Block Plan;
Proposed Block Plan;
Drawing No. 33-7670-SHEET1 – 6.0m x 5.4m Carriage House Sheet 1;
Drawing No. 33-7670-SHEET2 – 6.0m x 5.4m Carriage House Sheet 2;
Drawing No. GF-76720 – 6.0m x 5.4m Carriage House Foundation Specifications; and
Tree 1 Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20070224	Erection of two storey side and single storey rear extension to form conservatory, breakfast room/dining room and shower room/wc at ground floor level with bedroom at first floor level.	Permitted	09.05.2007
20060747	Erection of part two storey and part single storey side/front extension involving construction of dormer window in proposed front roof slope to form enlarged kitchen, utility room, wc and games room/study at ground floor level with bedroom and bathroom/wc at first floor level.	Application Refused	25.10.2006
19550444	Erection of a dwelling house and private garage.	Permitted	09.03.1955
19550023	Erection of dwellinghouse and private garage	Permitted	05.03.1955

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change

- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C13 – Extensions to Dwellings in the Countryside

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
- Section 13 – Protecting Green Belt Land
- Section 15 – Conserving and enhancing the natural environment

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

KCC Heritage Conservation

While the site is located in an area that historic mapping shows as the location of early 19th century farmstead. The proposed development and foundation methodology is of a low impact and therefore in this instance I suggest that no archaeological measures are required.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 16.02.26 and no responses were received. The overall consultation period expired on 09.03.26.

Site Description and Proposed Development

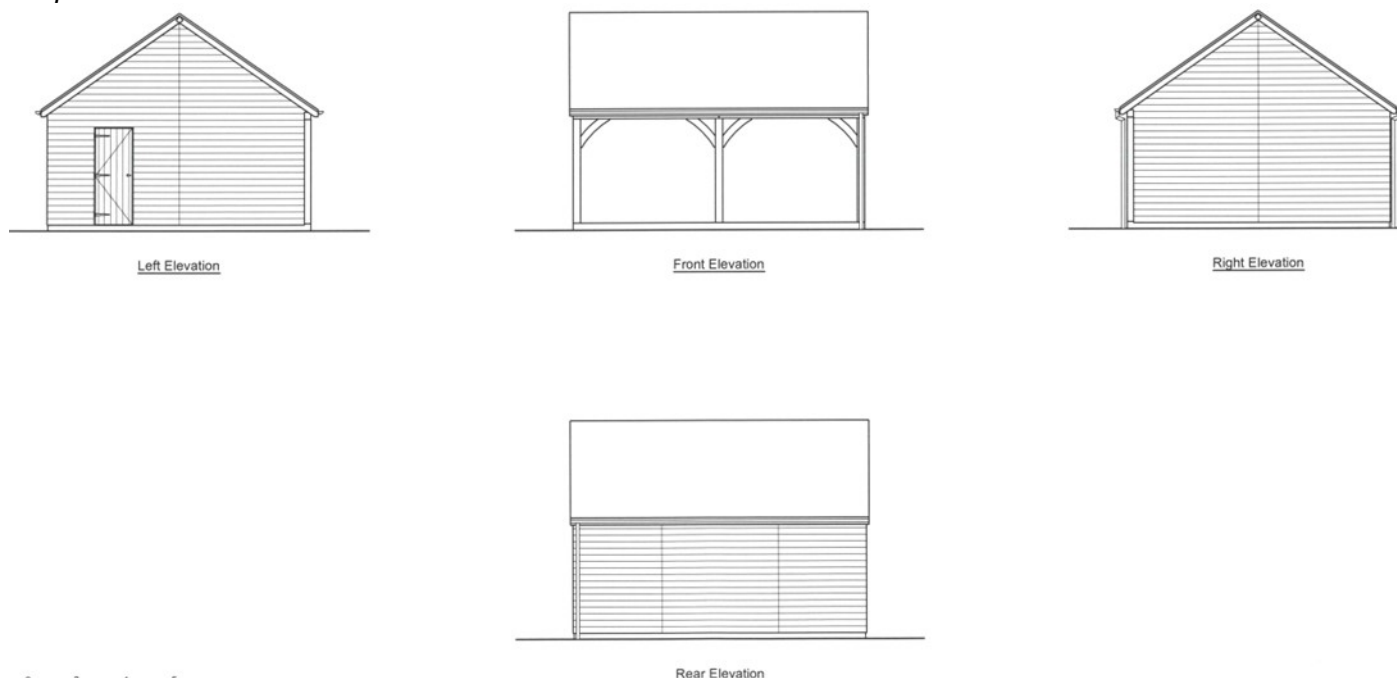
The application property is a detached dwelling on the corner of Dillywood Lane and is located in the Metropolitan Green Belt.

This application is for the felling of conifer tree and erection of a carriage house located to the front of the house. The proposed carriage house is a open fronted barn style carriage house for the parking of a vehicle. The proposed structure would measure 6m wide, 5.4m deep and 4.5m in height. The materials



would be timber frame and sawn rebated featheredge weatherboard with interlocking concrete roof tiles.

Proposed Elevations



The carriage house (garage) would be located in excess of 5m from the front boundary and would be located 5m in front of the main dwelling.



Officer's Analysis

Green Belt, Landscape Character and Appearance

The application site is located within the Green Belt and the Higham Arable Farmlands Landscape Character.

The application site is a detached dwelling set back from the road with residential properties located to the east and south. The property has mature soft landscaping that obscures views from the wider area.

The properties to the east and south are predominantly detached dwellings of varying designs set within

large plots. The majority of the properties are set back from the road with driveways. There are examples of structures, included garages located to the front of other properties within the area, therefore the proposal is not introducing a whole new feature the area. In terms of the removal of the conifer tree, this is not a protected tree and can be removed without the benefit of planning permission.

Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Para. 153 of the National Planning Policy Framework 2024 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Para. 153 also states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Para. 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

The proposed building does meet any of the criteria listed under a-f. The site is garden area for the application property and, as this is located in the rural area, can be classed as 'previously developed land'. However the annexe of the NPPF states that, even in the case of previously developed land, it should not be assumed that the whole curtilage should be developed. Even if the proposal did meet the exception (g) the impact of the development on the openness of the Green Belt has to be considered. The construction of a new building to the front of the property where there is currently open space that forms the front garden undoubtedly impacts on the openness of the Green Belt.

The proposed carriage house may be considered ancillary to the main dwelling, as it would be for the purpose of vehicle parking for the property. Therefore, the proposal may fall within criteria c) the extension



or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. However being not attached to the host dwelling it may not fall within this criteria either, but it still has to be considered. The host property is a large detached two storey dwelling. It would appear from the planning history, that the property was extended to the side and rear. The proposal would not increase the footprint of the existing property and with an external footprint of 32m² is not considered to result in a disproportionate addition to the host property and therefore would accord with criteria c).

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 carriage house (garage outbuilding) is situated forward of the dwelling within the generous property frontage. The site has a level land level, however there is a tall flint wall, together with mature hedging that obscures some of the views, however it is acknowledged that the proposed carriage house would be visible from the street scene and it would obscure part of the dwelling house from view:

Site Photos



It stands to be assessed whether the carriage house 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, however, the more rural design of the structure, being open and of a height of 4.5m it not considered to be an overbearing building that would detract from the host dwelling. As such, it is considered that the principle of a carriage house (garage) forward of the dwelling on this site is acceptable.

Overall it is considered that the proposal is not excessive in overall scale and the design is suitable for its location. In addition, the carriage house is set more than 5m 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.

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 Sections 12 and 13 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 occupiers 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 occupiers 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. The proposed structure is set significantly back from the road to not obscure visibility. 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 and impact on the Green Belt. 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), Saved Policies P3 and C13 of the Gravesham Local Plan First Review (1994) and Sections 12 and 13 of the National Planning Policy Framework (NPPF) (2024).

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	26th March 2026	Dated:	27th March 2026