

Delegated Report

Householder Planning Application

Planning Application No: 20250345

Location: 13 Steadman Close Higham Rochester Kent

Description: Demolition of existing garage. Erection of a single storey side/rear extension with 3 rooflights and integral garage and part first floor side/rear extension. Conversion and extension of loft space to habitable rooms with two dormers to the rear.

Applicant: Mr C Rayfield

Site Visit Date: Previous application ref. 20231030

Submitted Documents/Plans

- Application form;
- Drawing no. P01- Existing Block Plan;
- Drawing no. P02 Rev. P2 – Proposed Block Plan;
- Drawing no. P03 Rev. P1 – Existing Plans; and
- Drawing no. P04 – Rev. P2 – Proposed Annex & side extension.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250010	Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, two dormer windows and rooflight in front roof slope, one dormer window in rear roof slope, alterations to fenestration including relocation of main front door from side to front elevation.	Refused	04.03.2025

20231030	Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, one dormer window in the front roof slope and alterations to fenestration including relocation of main front door from side to front elevation; demolition of existing shed and erection of outbuilding in of rear garden to form an annexe ancillary to the existing dwelling.	Permitted	14.02.2024
20030943	Application for a Lawful Development Certificate in respect of the proposed erection of a single storey rear extension to form study, utility room and shower room.	Certificate Granted	10.12.2003

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

Dickens Country Protection Society

In the Society's view the remaining front dormer should be replaced by a roof light. The proposed rear dormers whilst an improvement on the box dormer, are ill proportioned with a shallow roof pitch. Three

smaller pitch roofed dormers with a roof pitch to match the house might be an improvement.

Neighbouring properties

12 surrounding properties were consulted with an overall consultation expiry date of 07.05.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey semi-detached dwelling situated on the eastern side of Steadman Close. It has a detached garage with a gated access between the garage and the dwelling providing access to the rear garden. There is an existing outbuilding at the rear of the garden in use as an annex. The site is located in Higham a rural settlement inset from the Green Belt and in the Higham Arable Farmlands Landscape Character Area.

Planning permission was granted on 14 February 2024 under application ref. 20231030 for 'Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, one dormer window in the front roof slope and alterations to fenestration including relocation of main front door from side to front elevation; demolition of existing shed and erection of outbuilding in of rear garden to form an annexe ancillary to the existing dwelling.'

Planning permission was refused on 4 March 2025 under application ref. 20250010 for 'Demolition of existing garage and porch and erection of a two storey side extension, single storey rear extension, two dormer windows and rooflight in front roof slope, one dormer window in rear roof slope, alterations to fenestration including relocation of main front door from side to front elevation'.

This was refused on the following ground:

The proposed rear dormer extension by virtue of its scale and design would be an overly dominant addition which would overwhelm the rear roof slope and not be respectful to the scale or character the host dwelling but would cause harm to it. The proposed front dormer extension including removal of the existing dormer over the bathroom would increase the prominence of the dwelling and not respect the character of the existing dwelling. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2024) and section 12 of the National Planning Policy Framework (2024).

The proposal subject of this current application is for 'Demolition of existing garage. Erection of a single storey side/rear extension with 3 rooflights and integral garage and part first floor side/rear extension. Conversion and extension of loft space to habitable rooms with two dormers to the rear.'

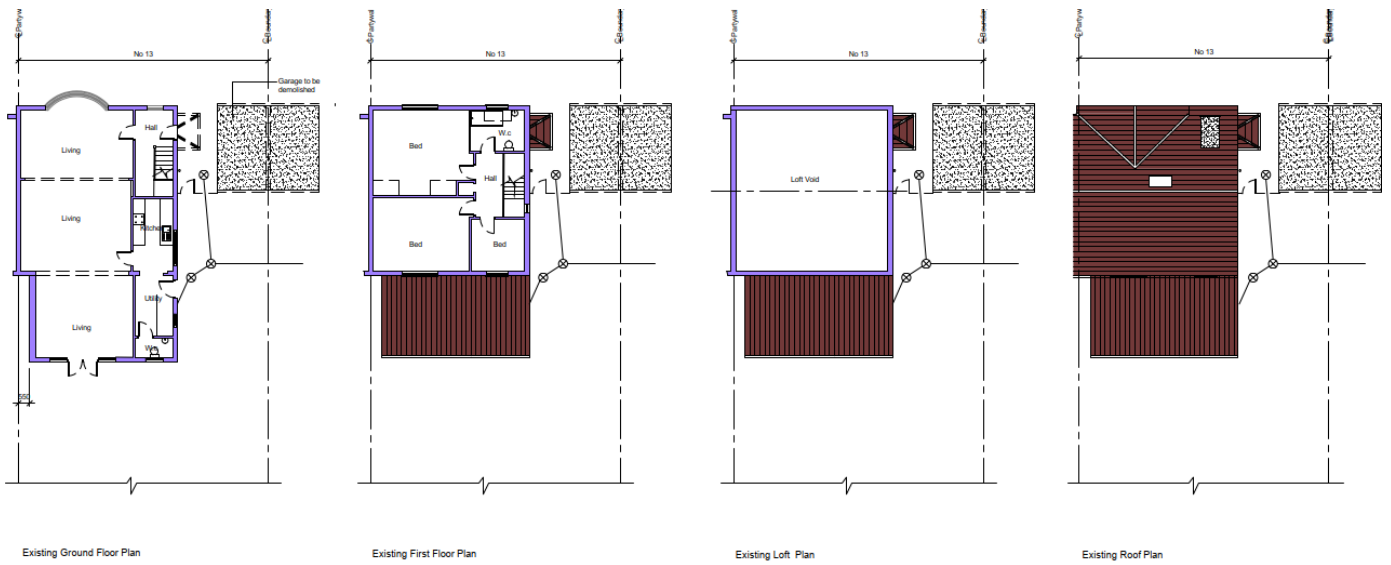
It therefore needs to be seen whether the ground of refusal has been resolved and whether all other matters are acceptable.

The proposed scheme is the same as approved under application ref. 20231030 except that two additional dormers are proposed in the rear roof slope. The annex approved under ref. 20231030 has been constructed so is not included in this application.

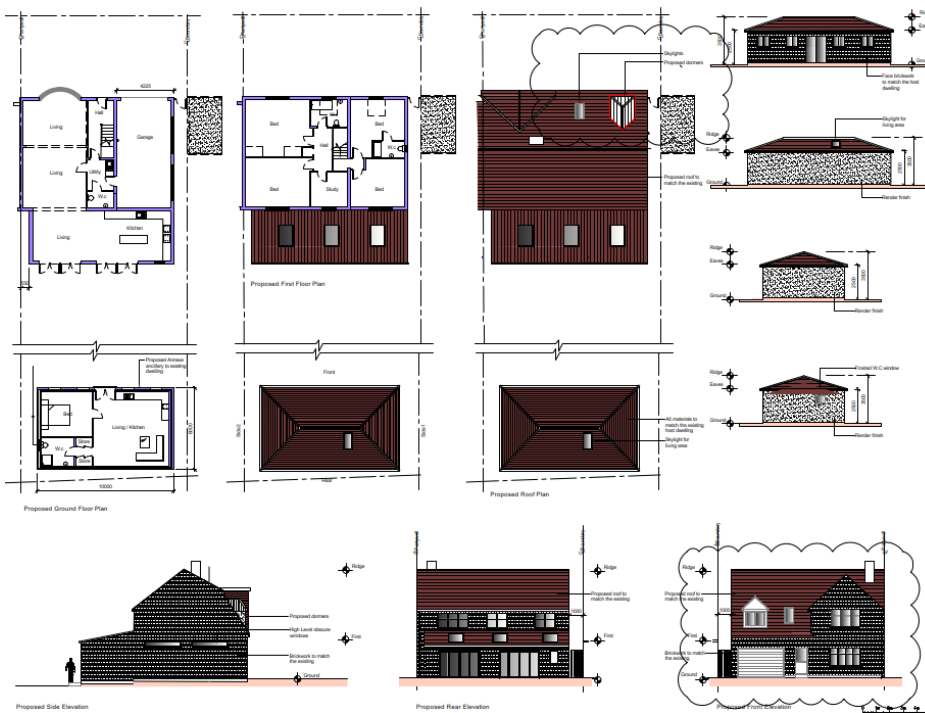
The existing detached garage would be removed and the two storey side extension erected, it would be 4.2m in width, extend the full depth of the dwelling and be the same height as the host dwelling, 8m. The single storey rear extension would be 3.9m, the full width of the dwelling including behind the two storey side extension and 3.5m to top of the mono pitched roof. The rear dormers would be 3m in width, and 2m in height. The extensions would be faced with matching brickwork and tiles.

For ease of reference the existing, approved, refused and proposed plans are as follows:

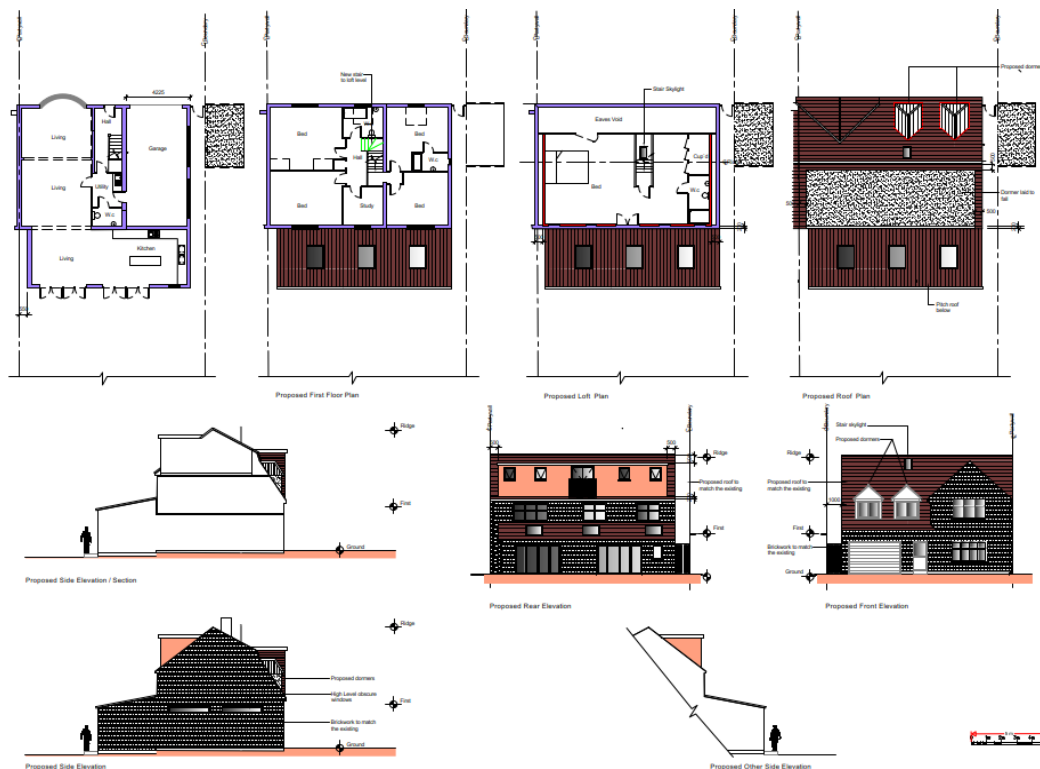
Existing



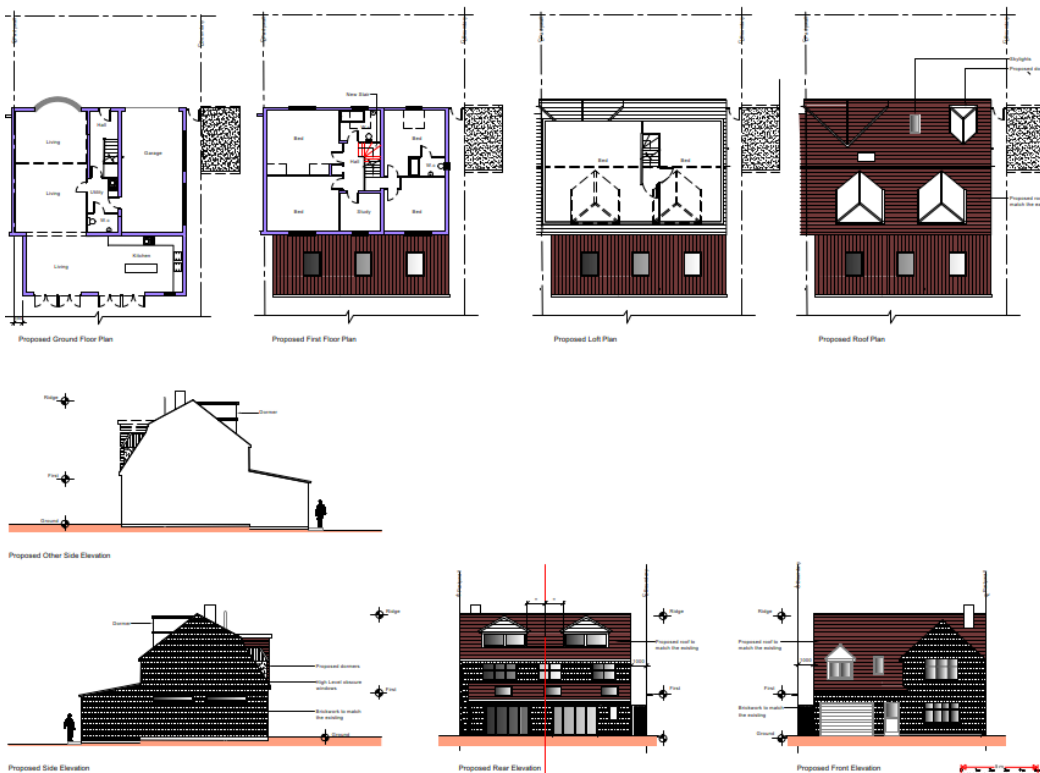
Approved (ref. 20231030)



Refused (application ref. 20250010)



Proposed (current application)



The principle considerations in the assessment of this application are:

- Principle
- Design, Character and Appearance
- Impact on Landscape Character
- Occupier Amenity
- Neighbouring Amenity
- Parking and Highway Safety
- Archaeology

Principle

Policy CS02 (LPCS) states that in the rural area, development will be supported within those rural settlements inset from the Green Belt and defined in the Policies Map. This is a proposal for extensions to an existing building in the Rural Settlement Inset from the Green Belt of Higham and as such the proposed development is acceptable in terms of principle. However, it will need to be assessed to see if it is acceptable in regard to all other considerations.

Design, Character and Appearance

This matter related to the ground of refusal of application ref. 20250010.

The proposal in that application was the same as that permitted under application ref. 20231030 except for the proposed rear dormer and a second dormer in the front roof slope.

The Council's Householder Extensions/Alterations Design Guide (2021) states that two storey side extensions can have a significant impact on the appearance of the street. It states that two storey side extensions should be designed in line with the following guidance. Extensions should generally aim to appear subservient to the host building by lying behind the main front building line, though where designed well or having regard to positive local character, other approaches can be supported. The height should not exceed the eaves height of the host building. Extensions should generally be no greater than half the width of the host building and the existing rhythm of the street, including for example characteristic gaps between properties, the symmetry of pairs of semi-detached homes or groups of terraced houses, should not unreasonably be interrupted and that a minimum gap of 1m should be retained between the extension and the flank boundary. Side extensions are of greater visibility, and should incorporate roof designs to reflect and generally be subservient to the main property's roof. Patterns of windows should reflect the host building and local character. There should be matching external facing materials.

In this case the proposed two storey side extension is the same as approved under application ref. 20231030. It would not be set back from the main front wall or down from the ridgeline of the host dwelling. However, this was considered acceptable as the property already has a projecting two storey gable feature. To then set the extension back beyond this would lead to an overly fussy front elevation. As such whilst a set back from the main front wall and a set down from the ridgeline would normally be requested, it was, and is, considered that in this case due to the existing character of the dwelling with a mansard roof and projecting gable feature, that such a set back and set down would not be appropriate here. For these reasons the extension can be accepted with no set back and set down.

The eaves height of the extension would not exceed the eaves height of the host dwelling. In respect to the point on width above i.e. that extensions should be no greater than half the width of the dwelling it is noted that the proposed extension would be slightly over this but it was considered that the width does not appear overly large and that the extension would be set in 1m from the side boundary and therefore this slight extra over half of the existing width of the dwelling was, and is, considered acceptable. The roof design would match the existing host dwelling.

The dormer in the front of the two storey side extension to serve the bedroom is acceptable and the same as approved in application ref. 20231030. The second dormer that was previously proposed in place of the existing dormer in the front roof slope is now no longer proposed and the existing dormer would remain. This dormer was considered unacceptable in the permitted application ref. 20231030 as it added

prominence to the two storey side extension which was already not set back or set down and it was removed from the application. The fact it is now not proposed in this current application is therefore most welcome.

The rooflight that was proposed in previous application ref. 20250010 in the front roof slope which was incongruous being located so high up is now no longer proposed which is another welcome change.

The relocation of the front door from the side elevation to the front elevation is an acceptable alteration in design terms and is as per approved application ref. 20231030.

The proposed single storey rear extension is as per approved application ref. 20231030. It would be the same depth as the existing single storey rear extension and just continue along behind the proposed two storey side extension continuing the existing mono pitched roof form. It would have matching materials to the host dwelling and is considered acceptable in scale and design.

In respect of the proposed rear dormer in previous application ref. 20250010 this was considered unacceptable as it was a full width flat roof box dormer. It extended across the majority of the rear roof slope and was down from the ridge, in from the sides and up from the eaves by a minimal amount. The dormer would have overwhelmed the roof slope leaving only a tiny amount of the roof slope visible. It not only extended across the original rear roof slope but also the roof slope of the proposed two storey side extension. The dormer did not respect the scale or character of the host dwelling and the windows did not align or match with the windows below in the rear elevation. It was a full width flat dormer that was specifically said in the Gravesham Householder Extensions/Alterations Design Guide (2021) are not acceptable. As such the proposed rear dormer extension by virtue of its scale and design was considered an overly dominant addition which would have overwhelmed the rear roof slope and not be respectful to the scale or character the host dwelling but would have caused harm to it.

In this application the full width box dormer is now no longer proposed, instead two individual dormer extensions are proposed in the rear roof slope. The fact two individual dormers are proposed is a great improvement on the box dormer previously proposed. The dormers are very 'squat' in proportions with the width being greater than the height and the ridgeline of the dormers being located only just under the ridgeline. This is not ideal and it would be preferable if the dormer had more vertical proportions as per the guidance. However, the dormers are considered fairly modest in size, they have a pitched roof and a large amount of the rear roof slope would still be visible. On balance the dormers are considered to respect the scale and character of the host dwelling and there would be no impact on the streetscene. As such the two rear dormers are considered acceptable in design terms and this issue with previous application ref. 20250010 has therefore been resolved.

In summary, the proposed two storey side extension, front dormer over the bedroom, single storey rear extension and two rear dormers are considered acceptable in design terms. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2024). The ground of refusal of application ref. 20250010 has now therefore been resolved.

Impact on Landscape Character

The application site is located in the Higham Arable Farmlands Landscape Character Area and as such, Policy CS12 (LPCS) is relevant. This policy states that the overall landscape character of the Borough will be conserved, restored and enhanced and that the Gravesham Landscape Character Assessment will be taken into account in determining applications.

The area the site is located within an area of planned residential roads within Lower Higham with a number of dwellings, it is fairly built up and not particularly rural in character inside this area. Given this context it is therefore considered that there would be no adverse impact on the landscape character. As such, the proposal would be compliant with Policy CS12 (LPCS) and section 15 of the NPPF (2024).

Occupier Amenity

The proposal would increase the dwelling from a three to a six-bedroom dwelling. The rear garden area between the rear extension and the annex would be 259 sq. m and the rear garden depth from the rear extension to the annex would be 20m; the garden area and depth would therefore exceed the minimum standards as set out in SPG2 (2020) for a dwelling with four or more bedrooms.

In respect of the two new bedrooms in the extension, the front bedroom at first floor would be 13.8 sq. m, the rear bedroom at first floor would be 13.1 sq. m. In respect of the two bedrooms at second floor level, one would be 43.4 sq. m and the other would be 27.2 sq. m. The floor area would be reduced here due to the front and rear roof slopes but with the height of the roof at the front and with the dormer extensions it is considered that the minimum ceiling height of 2.3m for at least 75% of the Gross Internal Area would still be achieved. The new bedrooms therefore exceed the minimum standard for a double bedroom as set out in the Technical Housing Standards (2015) of 11.5 sq. m.

In respect of occupier amenity the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the distance of the proposed two storey side extension from the neighbouring properties to the north of where the extension would be, i.e. nos. 9 & 11 Steadman Close, some 14m, there would be no overshadowing, loss of light or loss of outlook to those properties. There are no windows proposed at first floor level and at ground floor level there are just two high level windows which would serve the garage, therefore no overlooking issues to no. 9 & 11 either.

Similarly, the single storey rear extension which would just continue the existing single storey rear extension across behind the proposed two storey side extension and due to its scale would have no impact on the properties to the north of where the extension would be i.e. principally no. 9 Steadman Close.

The front dormer due to its distance from the properties opposite would not impact on the amenity of any neighbouring properties.

The distance from the rear dormers to the properties to the rear would be some 40m therefore no impact with regards overlooking. The dormers would afford oblique views down into the rear gardens of the properties either side but this would not be any significantly worse than is possible from the first floor level windows.

No neighbour representations have been received.

Overall, in respect of neighbouring amenity there would be no harmful impact and in regard to this matter the proposal is compliant with Policy CS19 (LPCS).

Parking and Highway Safety

The existing dwelling would increase from a three to a six bedroom dwelling. The existing detached garage would be demolished under the proposals but a new garage would be at the ground floor level of the proposed two storey side extension which would have an internal width and depth of 4m and 7.8m respectively and therefore exceed the minimum garage size as set out in SPG4 (2006). The front of the property is also all hard paved for parking. There would therefore be space for some 3-4 vehicles and as such the property would achieve the maximum parking standards for a dwelling with 4 or more bedrooms as set out in SPG4 (2006). In respect of parking and highway safety the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Archaeology

The site lies within an area of multi-period archaeological potential. However, in previous application ref. KCC Heritage considered it was unlikely that these proposals, adjacent to the existing dwelling, would have

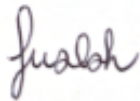
a significant below-ground archaeological impact and therefore had no further comments to make. Therefore, in respect of archaeology the proposal is considered compliant with saved Policy TC7 (LPFR).

Conclusion

The application is considered to be acceptable in respect of principle of development design, character and appearance, landscape character, occupier and neighbouring amenity, parking and highway safety and archaeology. The proposal is compliant with local and national planning policy and the ground of refusal of previous application ref. 20250010 has now been resolved.

Recommendation Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	9th June 2025	Dated:	12 June 2025