

Delegated Report

Householder Planning Application

Planning Application No: 20251103

Location: 6 Carton Road Higham Rochester Kent

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

Applicant: Mr Lavi Dhillon

Site Visit Date: Previous application ref. 20250268

Submitted Documents/Plans

- Application form;
- Drawing no. 1224.WD.01C – Existing Floor and Site Plan with Location Plan;
- Drawing no. 1224.WD.04C – Existing and Proposed Rear Elevations;
- Drawing no. 1224.WD.05B – Existing and Proposed Side Elevations West;
- Drawing no. 1224.WD.06B – Existing and Proposed Side Elevations East;
- Drawing no. 1224.WD.07B – Proposed Site Plan;
- Drawing no. 1224.WD.10A – Proposed Floor Plans; and
- Drawing no. 1224.WD.11B – Existing and Proposed Front Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250268	Erection of single storey rear extension, alteration to existing side extension to form new entrance porch and new first floor and associated roof.	Withdrawn	30.07.2025
20211358	Erection of a detached garage/office to the front of the property.	Refused	22.12.2021
20210537	Retention of front boundary fence and gates.	Permitted	24.06.2021
19550239	Erection of a bungalow	Permitted	07.09.1955

Following the withdrawal of application ref. 20250268 the applicant submitted a pre-application enquiry for an amended proposal.

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

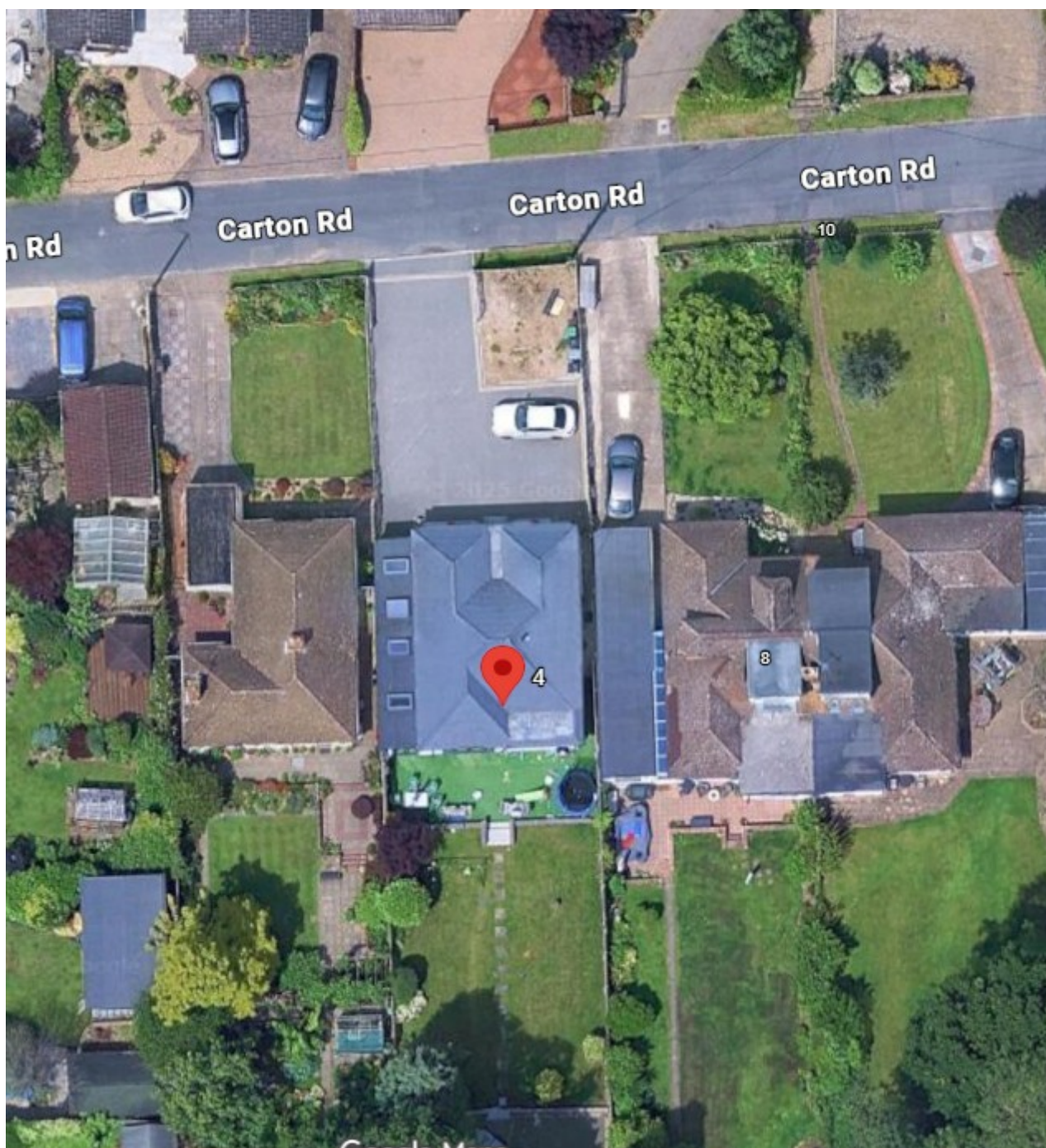
The Society notes there is a bungalow on each side of the property, In the Society's view the proposed changes will not improve the street scene. The proposed gable will not enhance the property.

Neighbouring properties

5 surrounding properties were consulted – overall consultation expiry date was 27.11.2025 – no responses received.

Officer's Analysis

The application site consists of a single storey detached dwelling on the southern side of Carton Road.



Previous application ref. 20250268 was for erection of a single storey rear extension, alteration to existing side extension to form new entrance porch and new first floor and associated roof. This application was withdrawn following feedback from the Local Planning Authority (LPA) that the proposal was unacceptable in respect of design, character and appearance including landscape character and neighbouring amenity.

The applicant then submitted a pre-application enquiry which stated that the proposal was to extend the roof area to the rear only to provide extra bedroom space, single storey rear extension and alterations to the front entrance. With the pre-application enquiry only existing and proposed front elevations and proposed floor plans were submitted. The following information was therefore not submitted with the pre-application enquiry - existing and proposed rear elevations, existing and proposed side elevations (both sides), existing and proposed roof plans, existing and proposed block plans and existing floor plan.

From the existing and proposed front elevation drawings that were submitted this showed a proposed increase in the ridge height of the dwelling, hip to gable roof extensions, two storey front extension, removal



of front hipped roof bays, two rooflights and removal of attached side garage. From the proposed floor plans submitted it could also be seen that a whole new first floor level was proposed which would have bedrooms 4, 5 & 6, a home office and bathrooms 3 & 4.

A positive response was given to the pre-application proposal in respect of design, character and appearance, occupier amenity, neighbouring amenity, parking and highways and ecology and biodiversity. However, it must be said that this response was given on the basis of very limited information i.e. just existing and proposed front elevations and proposed floor plans (ground and first). It could not therefore be known what the proposal would look like from both side elevations, the rear elevation or the roof as the elevations for both sides and the rear had not been submitted nor had any proposed block plans or roof plans. Pre-application enquiry advice is given without prejudice to the assessment of any subsequent planning application as clear from the disclaimer at the end of the pre-application response. In this current application full existing and proposed front, rear and side (both) elevations, existing and proposed floor plans and existing and proposed block plans have been submitted. As such a full assessment of the proposal can take place in this application.

For ease of reference the block plans, elevations and floor plans for the existing, withdrawn application, the pre-application and the current application are as follows:

Block Plans



*Note: There was no proposed block plan submitted for the pre-application enquiry.

Existing & Proposed Elevations

Existing



Previous application ref. 20250268 (Withdrawn)



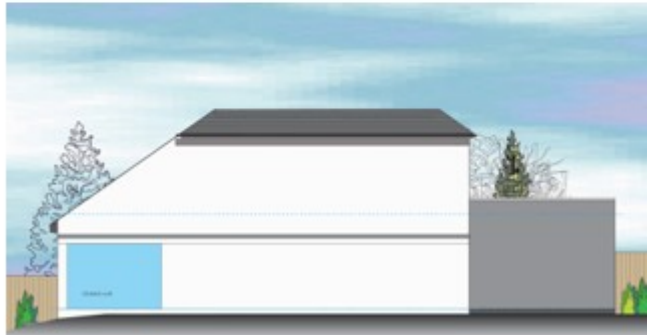


Pre-application enquiry



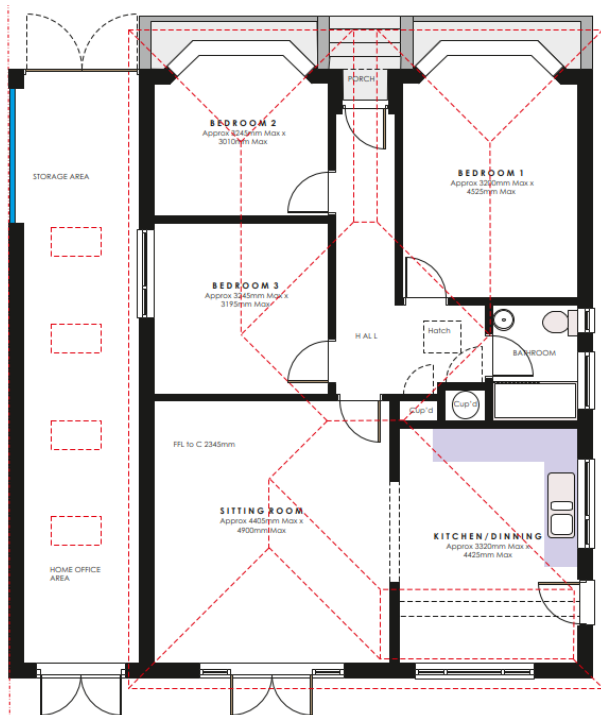
*Note: There was only a proposed front elevation submitted with the pre-application enquiry, no proposed rear or side elevations.

Proposed (Current application ref. 20251103)

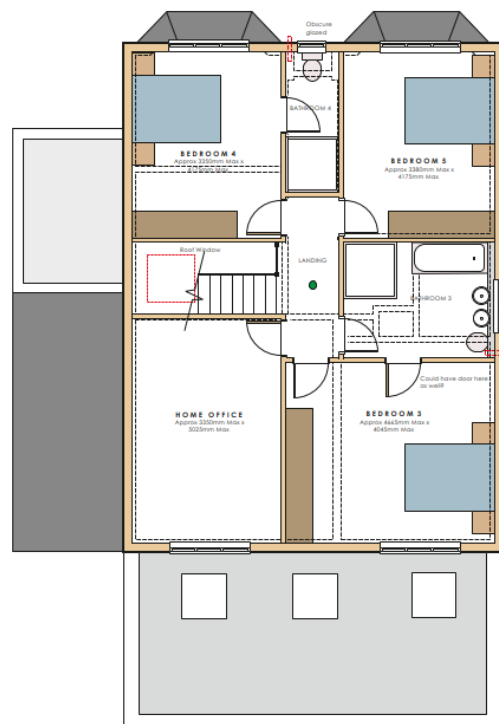
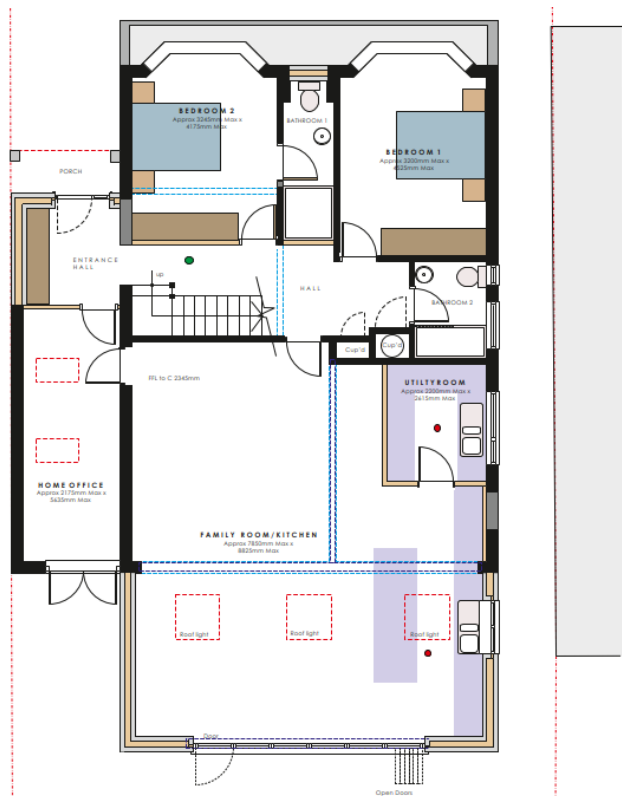


Existing & Proposed Floor Plans

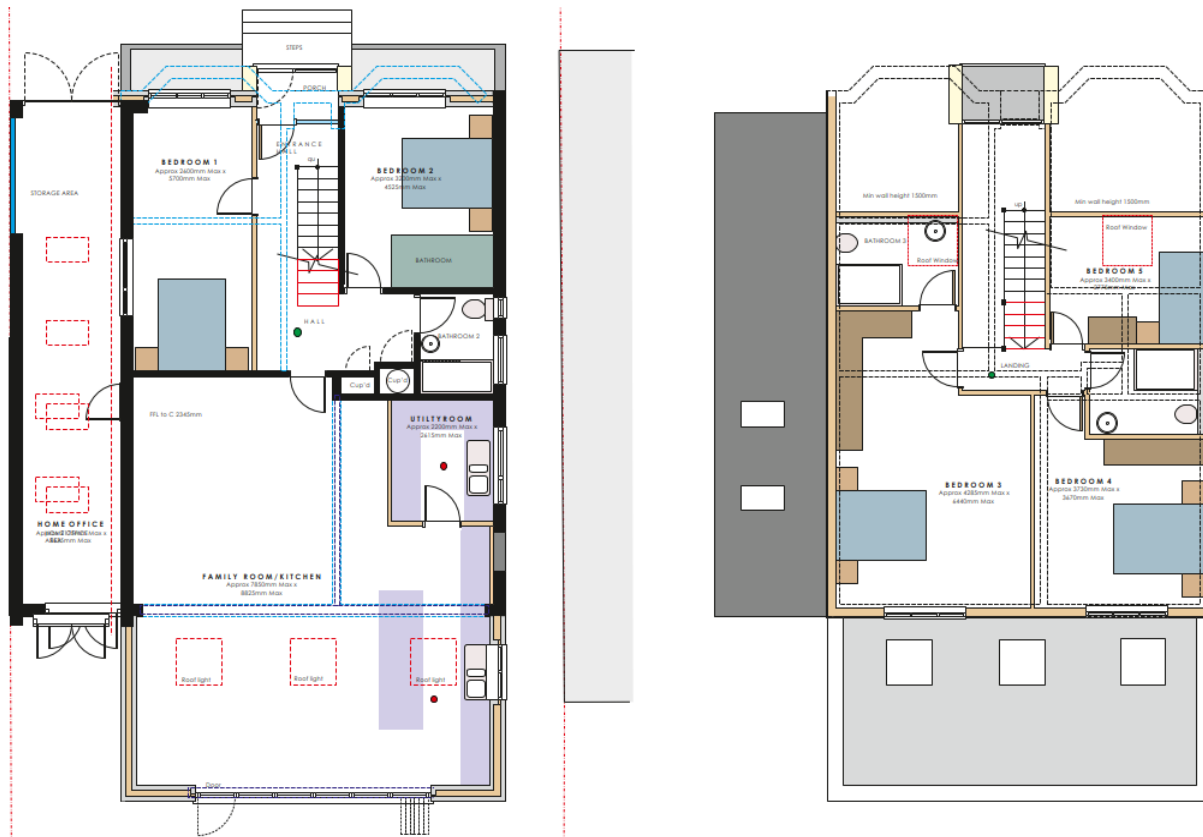
Existing



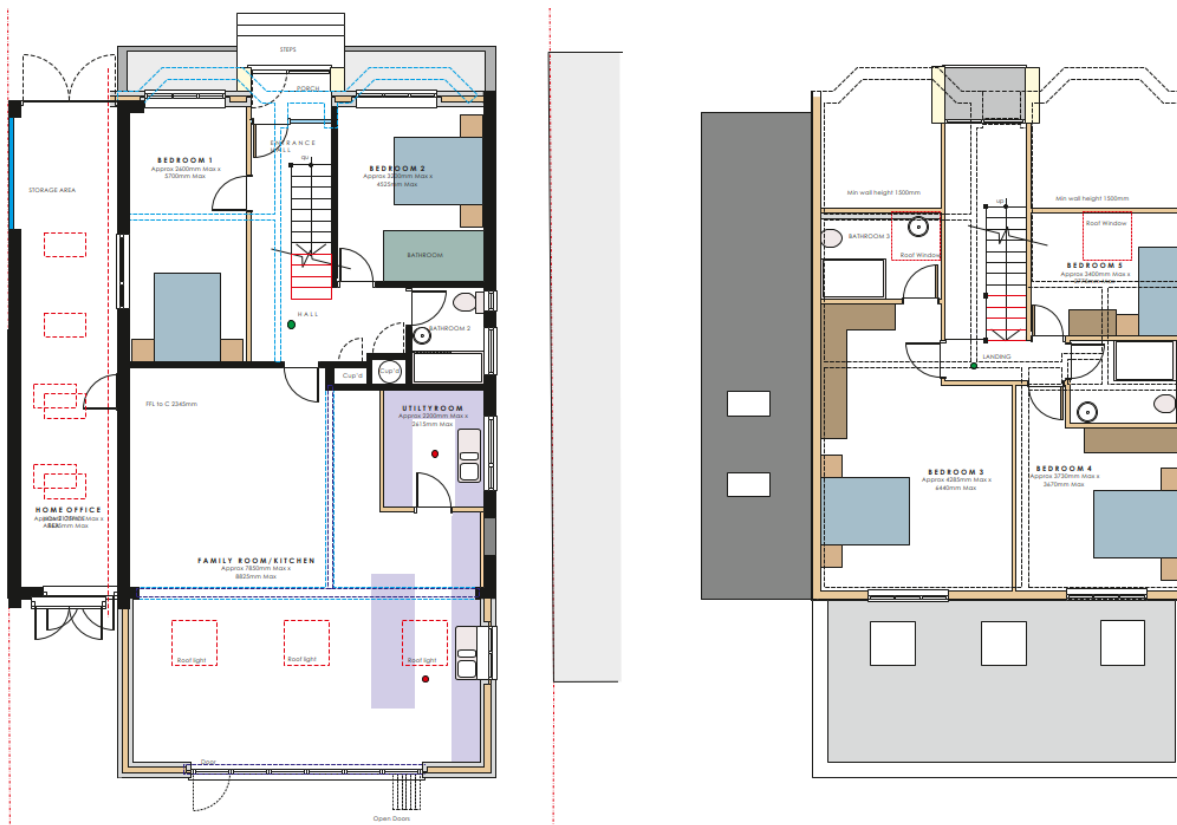
Previous application ref. 20250268 (Withdrawn)



Pre-application enquiry



Proposed



As can be seen the proposal is for an increase in the ridge height at the front (5.5m to 6.05m), hip to half hip roof extensions on either side, a new first floor level, to make the dwelling full two storeys at the rear, two storey front extension, single storey rear extension and two front rooflights.

It therefore needs to be seen whether the current proposal has addressed the concerns that there were raised in previous application ref. 20250268.

The principle issues in the assessment of the application are as follows:

- Principle of development
- Design, Character and Appearance
- Landscape Character
- Occupier Amenity
- Neighbouring Amenity
- Parking and Highways

Principle of development

The site is located in the rural settlement inset from the Green Belt of Higham. Policy CS02 (LPCS) sets out that in the rural area, development will be supported within those rural settlements inset from the Green Belt. As such extensions and alterations to the property are acceptable in terms of principle of the development but it now needs to be seen whether it is acceptable in respect of all of the other principle considerations.

Design, Character and Appearance

The host dwelling is a single storey detached bungalow in a street of other single storey detached dwellings. The main part of the proposal is to change this bungalow from a single storey dwelling to a two storey dwelling. In previous application ref. 20250268 it was proposed to do this by having a full height two storey dwelling at both the front and rear elevations which would have been completely out of keeping in the streetscene where the dwellings are generally bungalows or chalet bungalows. It is now proposed to have half and half – from the front elevation it is proposed to increase the ridge height, install two rooflights and have hip to half hip roof extensions on both sides so the dwelling would present as a chalet style bungalow and from the rear it would be a full two storeys.

From the front elevation only the proposal is much better than previously proposed in application ref. 20250268. Instead of changing the bungalow to a full two storeys the proposed chalet style bungalow would now be much more in keeping with the streetscene. However, the proposed roof as shown in the front elevation is considered very deep and top heavy which is exacerbated by the tokenistic half hip elements. (in the pre-application enquiry the roof was less deep, did not have the odd half hip elements, the rooflights were set lower down and the whole of the front roof slope was in proportion to the host dwelling). The proposed two storey front extension is also considered slightly incongruous being a two storey element on a front elevation which is presenting itself as a single storey dwelling and it would break through the eaves.

Beyond the front elevation the proposed new storey would be completely unacceptable in design terms. Behind the chalet bungalow which would be presented to the streetscene, it is proposed to add a new first floor level which would result in the dwelling becoming two storeys. It would have a flat roof with faux pitched roof apron around the edge (which is the protruding half hip elements visible from the front elevation). Although when viewed from the streetscene, the flat roof would not be directly visible, the full two storey height just behind the front elevation would be visible from the streetscene. The whole juxtaposition of the sloping roof at the front raising to a full two storeys immediately beyond with a very narrow faux pitched roof apron would appear as an extremely overly dominant, incongruous and unsympathetic form of development completely out of keeping with the scale and character of not only the host dwelling but also the streetscene.

Whilst therefore, the proposal is a vast improvement in terms of the front elevation from what was proposed in previous application ref. 20250268, the front elevation is still not as sympathetic as it should be given the tall, top heavy roof, odd half hip elements and overall the roof being out of proportion with the host dwelling. The two storey front extension is also considered an incongruous addition on the front chalet bungalow façade. Then in respect of the rear and side elevations the proposal is actually considered worse than what was proposed in previous application ref. 20250268 due to the proposed first floor level creating an overly dominant and incongruous form of development with a flat roof and faux pitched roof apron around the edge. In the previous proposal the two storey element of the dwelling, whilst unacceptable, did at least have a pitched roof with a much smaller strip of flat roof in the centre rather than the large expanse of flat roof proposed in this current application.

In respect of the pre-application advice given, it should be noted that in the pre-application enquiry there were no proposed rear or side elevations submitted and no proposed block plan therefore it could not have been known what the rear and side elevations would look like or how the roof would be. Now the proposed rear, both side elevations and block plan have been submitted with this planning application it can be seen that the proposal would be completely unacceptable in design terms. In any case the proposal is also different to that shown in the proposed front elevation submitted in the pre-application enquiry. From a comparison of the proposed front elevations submitted with the pre-application enquiry and this application it can be seen that the roof would be taller, it would have the odd half hip elements which is the faux pitched roof apron around the side and rear elevations and the roof lights would be positioned higher in the roof slope. Overall, even from the front elevation the proposal is different and also worse than what was proposed at pre-application stage.

The single storey rear extension proposed is of very basic design being a box like design on the back with a flat roof. However, given that it is single storey only and situated at the rear it would not be visible from the streetscene and there are other numerous examples of single storey flat roof rear extensions across the Borough.

Overall, however in respect of design, character and appearance the proposed development by virtue of its scale, bulk, massing and design would be an extremely overly dominant, incongruous and unsympathetic form of development which would be completely out of keeping with the scale and character of not only the host dwelling but also the streetscene. The proposal is therefore contrary to Policy CS19 (LPCS) and section 12 of the NPPF (2024). The proposal has therefore not addressed the concerns with the proposal in respect of design, character and appearance in previous withdrawn application ref. 20250268.

Landscape Character

The site is located in the Higham Arable Farmlands Landscape Character Area and the proposal would increase the size and dominance of the property changing it from a single storey pitched roof dwelling into a two storey dwelling with a large expanse of flat roof. Due to its bulk, massing and large expanse of flat roof, it is considered that the proposal would result in a more dominant and incongruous dwelling which would have a harmful impact on the Higham Arable Farmlands Landscape Character Area contrary to Policy CS12 (LPCS) and section 15 of the NPPF (2024). The proposal has therefore not addressed the concerns with the proposal in respect of design, character and appearance in previous withdrawn application ref. 20250268.

Occupier Amenity

Garden size

The proposal would result in the dwelling increasing from three to five bedrooms. SPG2 (2020) sets out that for a dwelling with four or more bedrooms, the minimum garden area is 100 sq. m and the minimum depth from the rear wall of the house is 10m. The existing and proposed resultant garden area and depth would exceed these minimum standards as can be seen below:

Existing

Garden Area - 312 sq. m
Rear Garden Depth – 26m

Proposed

Garden Area – 277.5 sq. m
Rear Garden Depth – 22m

Bedrooms

As a result of the proposal all of the existing bedrooms would be altered in size and there would be three bedrooms in the new first floor level. As such an assessment of all of the five bedrooms in terms of floor area is as follows:

Bedroom 1 (double) – 14.9 sq. m
Bedroom 2 (double) – 12.9 sq. m
Bedroom 3 (double) – 24.6 sq. m
Bedroom 4 (double) – 14.7 sq. m
Bedroom 5 (single) – 9.4 sq. m

The Technical Housing Standards (2015) state that the minimum size for a double bedroom is 11.5m sq. m and for a single it is 7.5m. As can be seen bedrooms 1, 2, 3 & 4 would exceed the size for a double and bedroom 5 would exceed the size for a single.

Lighting & outlook

Each habitable room would be served by a proper window in a wall apart from bedroom five on the first floor which would have a roof window only. The room would receive natural light from the rooflight but it is considered that the outlook from this room would be very limited and poor indeed especially as this room would have the sloping roof. It is considered that the overall amenity for occupiers of this room in respect of outlook would be unacceptable.

Overall, the proposal by virtue of the location of bedroom 5 in the roof slope and the only opening for this room being a rooflight would result in very poor outlook resulting in unacceptable living conditions for future occupiers. As such the proposal is contrary to Policy CS19 (LPCS) and paragraph 135(f) of the NPPF (2024).

Neighbouring Amenity

The proposal would result in an increase in the height, bulk and massing of the dwelling. Due to the varying land levels surrounding the site the overall heights of the proposed development would vary. The heights would range as follows:

Front – Existing is 5.53m & proposed would be 6.1m (0.57m increase)
Side East – Existing is 5.13m & proposed would be 5.64m (0.51m increase)
Side West – Existing is 5.12m & proposed would be 5.48m (0.36m)
Rear – Existing is 5.05m & the proposed height from the raised ground level in front of the bi-folding doors would be 5.52m and 5.65m from the natural ground level next to it (0.47m & 0.6m increase respectively)

As can be seen the increase in the height of the dwelling overall due to the varying land levels at the different elevations, would range from 0.36m to 0.6m.

However, it is not just the increase in height; due to the overall depth of the dwelling the additional storey proposed would add vast bulk and massing for a long depth. Both neighbouring dwellings to the east and west are single storey. No. 8 to the east has dormer extensions for rooms in the roof space including one dormer in the side roof slope facing the application property which is an obscure glazed bathroom window. No. 4 to the west is a bungalow property with no dormers for rooms in the roofspace, it has two windows in its flank elevation facing the application site. Due to the additional new storey on this property which is next

to a bungalow and chalet bungalow with windows in their flank elevation it is considered that it would have an overbearing and unneighbourly impact on existing and future occupiers of both of these dwellings. The single storey rear extension given it is single storey, 4m in depth and 3.2m high means that it should not have an overbearing impact on the windows in the rear of those dwellings. Furthermore, the single storey rear extension would appear to be permitted development.

Overall, due to the additional height, bulk, massing and proximity to the neighbouring properties it is considered that the proposed development would have an overbearing impact on the existing and future occupiers of those dwellings and would generally be an unneighbourly addition contrary to Policy CS19 (LPCS).

Parking and Highways

The proposal would result in the dwelling increasing from three to five bedrooms. The front garden is hard paved with space for at least three vehicles which would meet the parking requirements as set out in SPG:4 (2006) for a dwelling with four or more bedrooms which is three spaces. As such in respect of parking and highways the proposal is considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposal would be acceptable in respect of principle and parking and highways. It would be unacceptable in respect of design, character and appearance, landscape character, occupier amenity and neighbouring amenity. As such the proposal is contrary to Policies CS12 and CS19 (LPCS).

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	18th December 2025	Dated:	19th December 2025