

Gravesham Borough Council Planning Department
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

14 September 2026

Dear Sir / Madam,

Comments for Planning Application - 20260847
3 St Johns Road, Higham, Rochester, Kent ME3 7BY

As a Parish Council, we feel it is in the best interest of our parishioners to provide comments to the planning application submitted for the above property for the “demolition of the existing rear conservatory. Erection of a single storey rear extension with roof light. Erection of an open entrance porch. Removal of chimney and associated internal works. Replacement of all fenestration, pitched roof tiles and external render. Installation of a dropped kerb.”

Our Planning Committee members raised concerns over the scale and design of the proposed development. Based on the submitted plans, the increase in floorspace appears to exceed 100% of the original dwelling, which currently comprises three bedrooms, one bathroom and a kitchen. While the proposal retains three bedrooms, it introduces two en-suite bathrooms, an additional WC, a kitchen and a utility room. This raises further concerns about the additional wastewater and drainage demands being placed on an already ageing, and sometimes inefficient, local sewage infrastructure.

It has also been noted that the planning application includes the removal of existing soft landscaping to create four new parking spaces at the front of the property, in addition to the existing parking provision at the rear. This would materially alter the appearance of the frontage.

Please consider our comments when determining this application.

Yours faithfully

Rachael Martin

Rachael Martin
Clerk and Responsible Financial Officer
Higham Parish Council