

Design, Access and Planning Statement

Willow Platt, Hermitage Road, Higham, Rochester, Kent, ME3 7NF.

Planning approval has been granted under Decision Notice 20250481 for the demolition of the former bungalow and erection of a two storey self-build dwelling on the site of the bungalow. Planning approval was granted on 15th August 2025.

The applicant is seeking to create a covered porch to the front with a front gable at first floor level to add design interest to the front elevation. The depth of the single storey part of the approved house will be reduced to compensate for the increase in floor area created by the alterations at first floor level.

Design.

The applicant wishes to alter the house design by adding a porch with portico columns and front gable. The porch is not enclosed.

Access.

There is no other alteration, so access remains as stated in the previously approved application.

Planning.

This application seeks approval to the changes outlined and shown on the application drawings. We consider the alterations to be consistent with the original approval in that these changes do not fundamental change the approval for a two storey dwelling and so we consider that a Section 73 alteration is appropriate by varying condition 2.