

Planning Statement

Proposed Revised Two Storey Side Extension, Single Storey Rear Extension and Roof Alterations

2 Norah Lane, Higham, Rochester, Kent ME3 7ER

Introduction

This application seeks planning permission for a revised proposal following the refusal of planning application reference 20260420.

The proposal has been carefully amended to directly address the concerns raised within the Council's Delegated Officer Report and Refusal Notice. The revisions have specifically focused on reducing the visual bulk of the development, ensuring the extension is clearly subordinate to the host dwelling and improving the relationship with the neighbouring property.

The revised proposal retains the overall objectives of providing improved family accommodation whilst responding positively to the comments made by the Local Planning Authority.

Amendments to the Scheme

The following amendments have been made to overcome the previous reasons for refusal:

- The roof to the two-storey side extension has been lowered to provide a clear step down from the existing main ridge.
- The first-floor side extension has been set back from the principal elevation, ensuring it reads as a subordinate addition rather than an extension of the original dwelling.
- The overall massing of the side extension has been reduced to provide a more sympathetic relationship with the original house.
- The revised roof design creates a clearer distinction between the original dwelling and the proposed extension, avoiding the previous perception of excessive bulk.
- The rear element of the extension has been redesigned and stepped in from the neighbouring boundary by approximately 1.0 metre, reducing the overall sense of enclosure and improving the relationship with the adjoining property at No. 18 Villa Road.

Design and Character

The revised proposal has been specifically designed to respond to the guidance contained within the Gravesham Householder Extensions and Alterations Design Guide.

The lowered ridge, reduced visual mass and setback first floor ensure the extension remains clearly subservient to the original dwelling and avoids creating the terracing effect identified within the previous officer report.

The revised design now provides a balanced addition which respects both the character of the host dwelling and the wider street scene whilst continuing to utilise matching materials and complementary architectural detailing.

Neighbouring Amenity

The previous refusal identified concerns relating to outlook and overbearing impact.

These concerns have been addressed through:

- the reduction in ridge height;
- the subordinate roof form;
- the revised stepped rear extension leaving approximately 1.0 metre separation from the neighbouring boundary; and
- the overall reduction in built mass adjacent to No. 18 Villa Road.

These amendments significantly reduce the perceived scale of the development when viewed from neighbouring land and improve the overall relationship between the properties.

The proposal continues to avoid unacceptable overlooking, loss of privacy or loss of daylight.

Other Planning Considerations

The proposal continues to retain adequate off-street parking, appropriate private amenity space and suitable internal accommodation. No changes have been made that would adversely affect highway safety or the operation of the site.

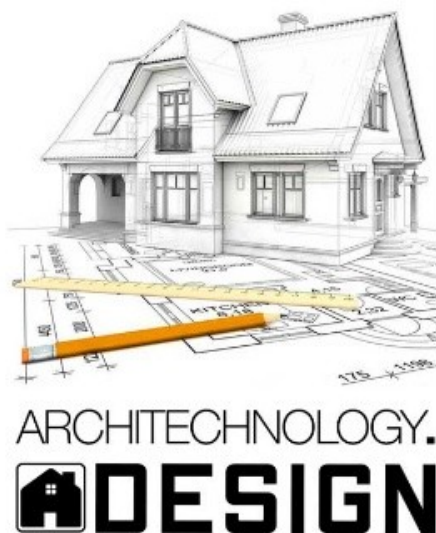
Conclusion

The revised proposal has been carefully redesigned to directly address the reasons for refusal of the previous application.

The development now presents a clearly subordinate side extension through a lowered roof, a setback front elevation and reduced overall massing. The relationship with the neighbouring property has also been improved by stepping the rear extension away from the shared boundary.

It is therefore considered that the revised scheme overcomes the previous concerns relating to visual appearance and neighbouring amenity, complies with Policy CS19 of the Gravesham Local Plan Core Strategy, the Gravesham Householder Extensions and Alterations Design Guide and Section 12 of the National Planning Policy Framework.

Accordingly, planning permission is respectfully requested.



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