



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20251131

**Location:** Winslow Watling Street Gravesend Kent

**Description:** Erection of first floor extension and alterations to form a two-storey dwelling, including a 1 meter front extension and entrance porch.

**Applicant:** Mr A Wilmot

**Site Visit Date:** 27th November 2025

### Submitted Documents/Plans

Application Form

A01 – Site Plan and Location Plan

A02 – Layout Comparison (Existing and Proposed Site Plans)

A10 – Existing Drawings (Existing Ground and Roof Plan)

A11 – Existing Drawings (Existing Front and Rear Elevations)

A12 – Existing Drawings (Existing Side Elevations and Section Y-Y)

A20 – Proposed Layout (Proposed Ground Floor Plan)

A21 – Proposed Layout (Proposed First Floor Plan)

A23 – Proposed Layout (Proposed Front and Rear Elevations)

A24 – Proposed Layout (Proposed Side Elevations)

A22 – Proposed Layout (Proposed Roof Plan and Section Y-Y)

A25 – Proposed Layout (Existing Building Footprint and Proposed Demolition Plan)

Design and Access Statement

### Relevant Planning History

Reference	Description	Decision	Decision Date
19870345	Erection of a single storey side extension to form a bathroom and an ensuite shower room wc and erection of a detached garage at the rear	Permitted	22.06.1987
19860961	Erection of a detached garage at the rear	Certificate Refused	24.12.1986

### 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)

### **Consultations, Publicity and Representations**

#### Consultees

##### *Ward Councillors*

No comments received.

##### *GBC Licensing*

No comments.

##### *GBC Environmental Protection*

We have no comments with regards to this application.

##### *KCC Highways*

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

##### *KCC Biodiversity*

No comments received.

##### *Health and Safety Executive*

Land Use Planning Consultation with Health and Safety Executive [Town and Country Planning (Development Management Procedure) (England) Order 2015, Town and Country Planning (Development Management Procedure) (Wales) Order 2012, or Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013]

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/ pipelines. This consultation, which is for such a development

and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of Gravesham District (B).

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

### Neighbouring properties

3no. surrounding properties were consulted and a site notice placed. The final date to submit comments ended on 19.12.25. 0 comments were received from members of the public.

## **Officer's Analysis**

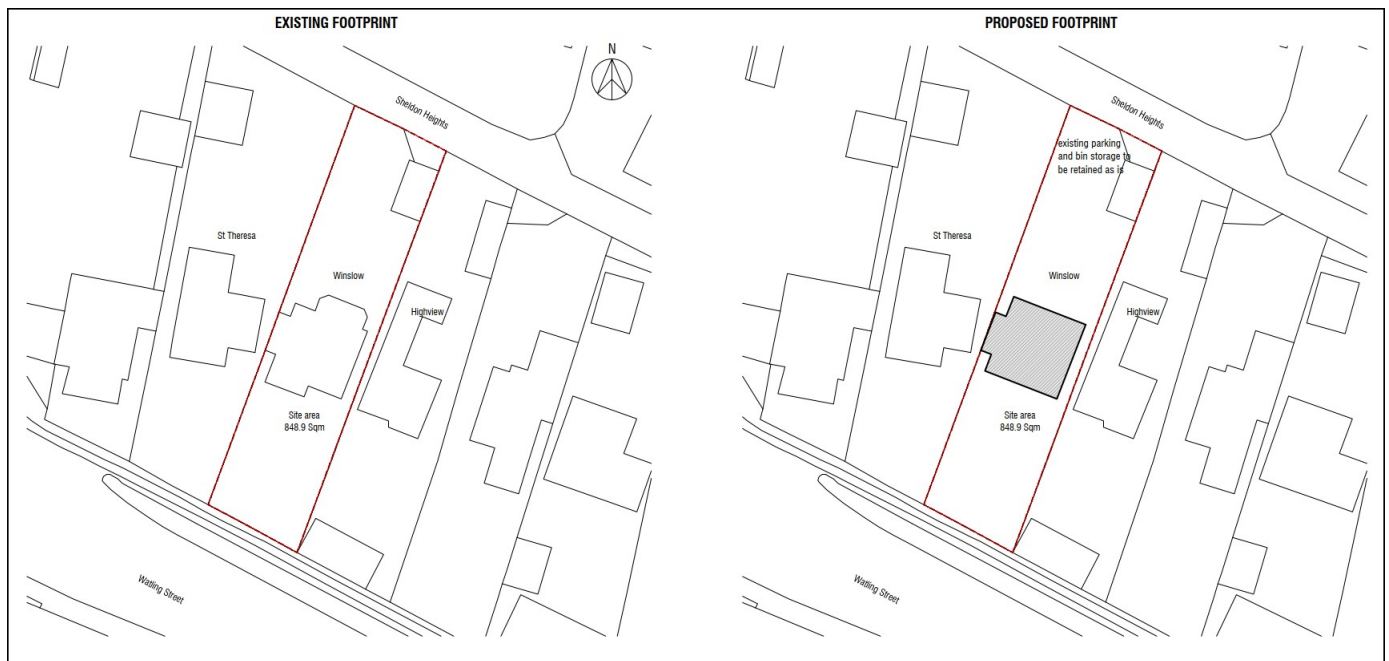
### Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers, Residential Amenity of neighbours, Parking and Highways.

### Design, Character and Appearance

The proposed development would result in changes to the overall layout of the existing dwellinghouse and increased height to make this bungalow a two-storey dwellinghouse.

As the existing and proposed site plan below shows, there would be a reduction in depth to both the front and rear, essentially 'squaring off', the shape of the building. It is noted that this dwellinghouse is located in an area of residential properties of mismatched shapes of various design. It is not always the case that uniformity is considered good design. However, in any case, this proposed footprint alteration, would neither significantly improve nor harm the appearance of the character of the area. Whilst it would provide a more squarish layout typically seen in more modern large scale housing developments, its alteration as a singular dwelling along this stretch would be minor in terms of footprint alteration.

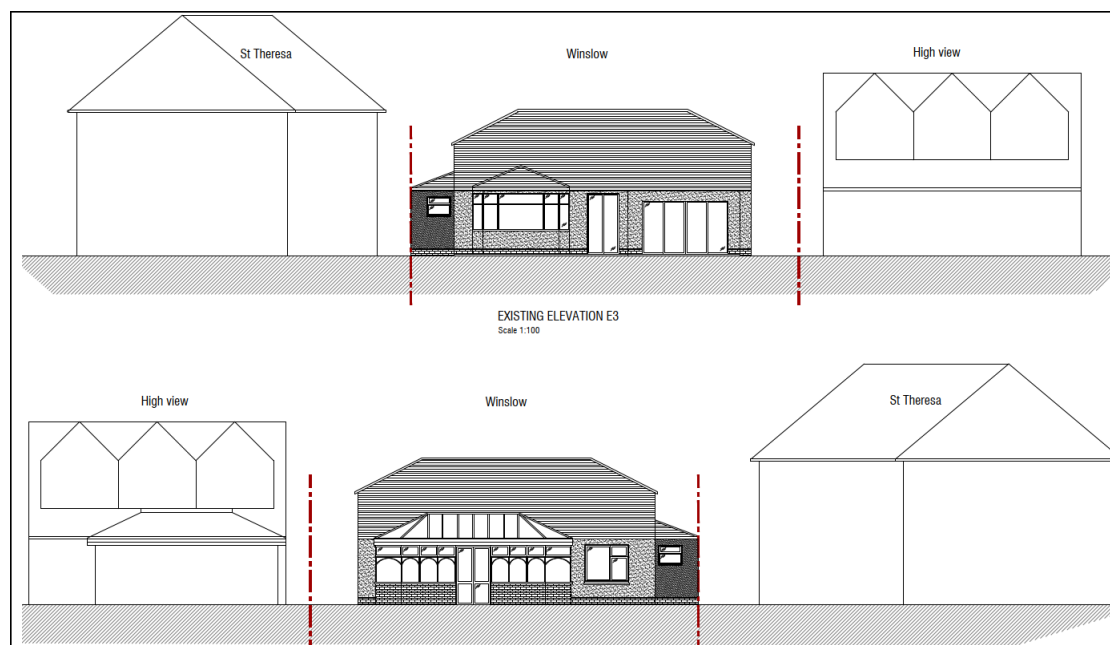


*Site Plans (Not to Scale)*

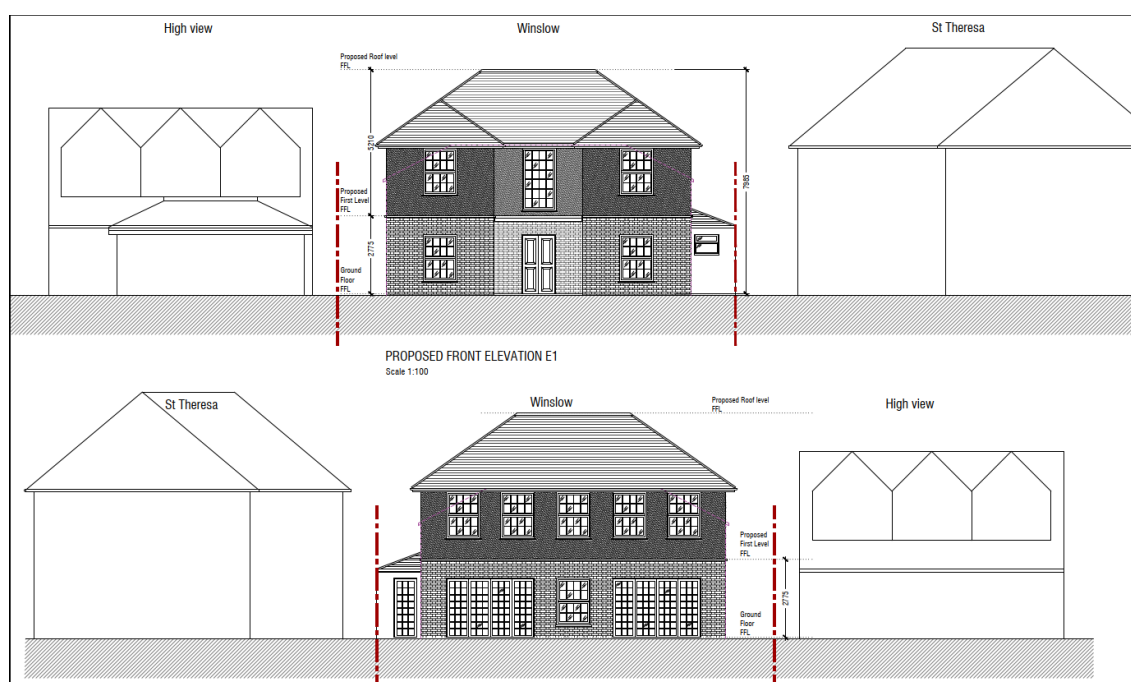
As the existing and proposed elevations below show, the scheme would result in the removal of the front



facing conservatory, which is an unusual element for front facing elevations, in any case and an incongruent modern addition to the property and so holds no tangible design value.



*Existing Front and Rear Elevations (Not to Scale)*



*Proposed Front and Rear Elevations (Not to Scale)*

The overall height of this building along this street scene would be between the height of High View and St Theresa which offers a 'stepped up' effect. This approach would soften the change in height between the dwellings and would be a sensitive way to approach height change in the street.

The change from a bungalow to a two-storey building can often be a dramatic alteration, which can have profound effects on the character of the area, depending on the local context. In this case it is evident that there are no other nearby bungalows. Winslow is the only remaining bungalow in the immediate vicinity, with all other properties having two-storeys. In fact it is also important to note how the area has changed over time. A development was approved and undertaken to the north east of this site, on the opposite side

of the road, under planning reference 20080644 for; ‘*Outline application for the demolition of the existing dwelling and outbuildings and erection of seven, four bedroom dwellings with garages and ancillary works.*’ This area now known as Sheldon Heights, contains modern appearing dwellinghouses of large scale. When this development is considered alongside the lack of any other bungalows on this street, it speaks to an evolving character of this particular area, one consistent with larger, more modern appearing buildings. In addition, flat roofs at two-storey level are usually resisted. This proposed extension would result in a small section of flat roof. It would be preferred if the roof were fully pitched but given the changing appearance of the area, it would be unreasonable to refuse the scheme on this matter alone, in this instance, given that flat roofs were allowed at nearby developments in 2008 at nearby property the Lodge, between 2008-2010 a series of application to extend Marling Cross Lodge and 2015 at Kartar House to the east of the site.

The application form confirms that the materials used externals would be; bricks and rendered walls, clay roof tiles, and upvc windows and doors. This is consistent with the existing area.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

### Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m <sup>2</sup> )	Minimum Space Standard (m <sup>2</sup> )
Living room/Lounge	16.6	13.2
Kitchen/Diner	29.2	12.0
Double Bedrooms	1: 12.2 2: 12.2 3: 12.1 4: 13.5 5: 13.9	11.2
Bathroom and WC	5.1	3.6

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	303m <sup>2</sup>	100m <sup>2</sup>
Depth	22m	10m

As indicated by the above tables, the internal and external spaces comply with the minimum space standards details within the Residential Layout Guidelines (2020).

### Neighbouring Amenity

As outlined above, it is important that any development safeguards the amenity of neighbouring properties and land. Following a period of consultation with neighbouring properties, no objection to the proposal was received. There are two properties most likely to be impacted by the development: High View and St Theresa.

#### *High View*

This neighbour is located to the east of the site. This neighbouring building is 2.5m from the existing building and the building as extended would retain the same distance, albeit with an increased height.





*Image taken on 27<sup>th</sup> November 2025 during officer visit*

This neighbouring property has no first-floor side openings facing the subject dwellinghouse. The proposed first floor extension would result in side facing windows which would be obscured, as they would serve bathrooms. Therefore, there would be no direct overlook from windows of the proposed extension to this neighbouring property.

#### *St Theresa*

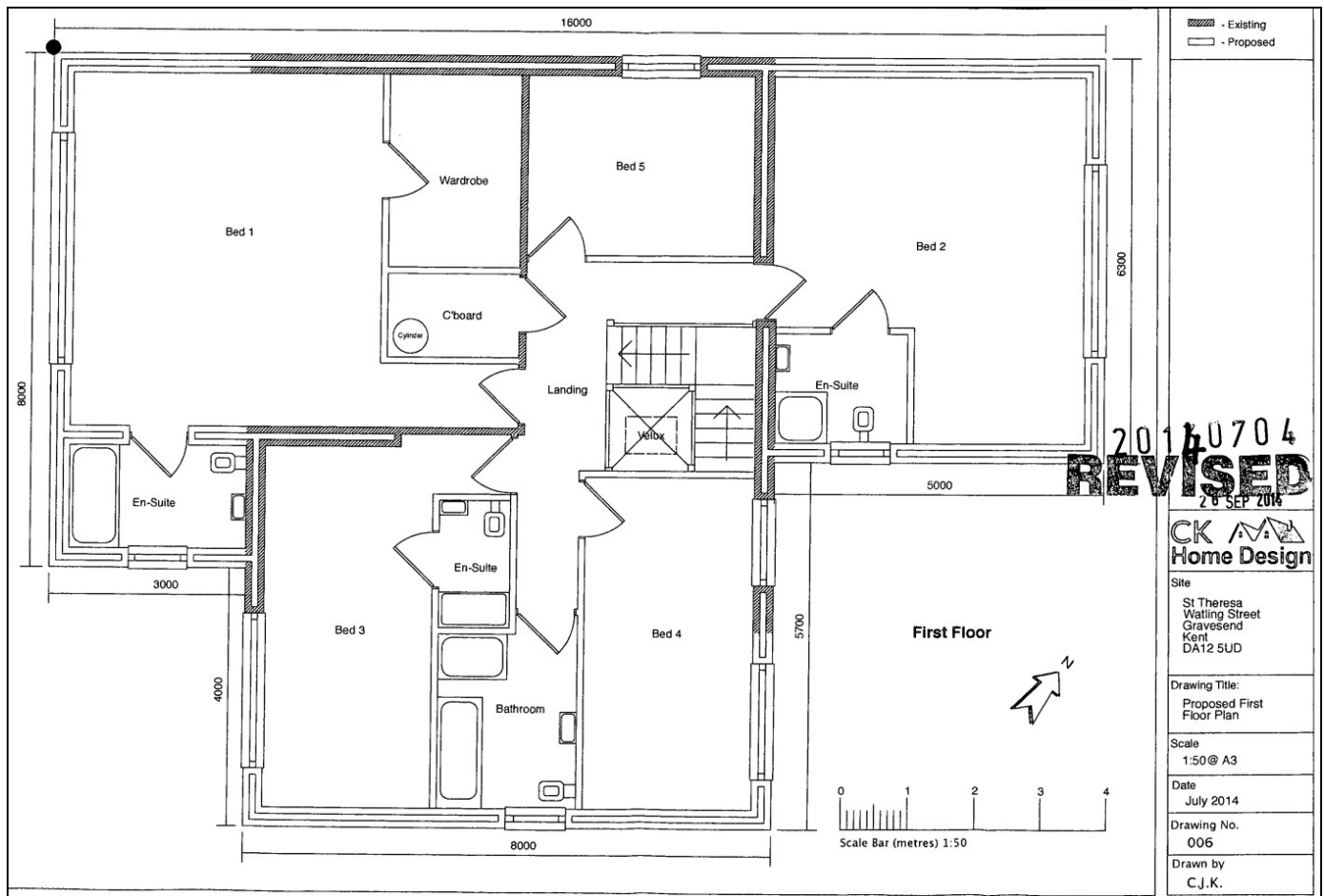
This neighbour is located to the west of the site. Although the height on the subject dwellinghouse would increase, the 1.4m distance between these building would remain unchanged.



*Image taken on 27<sup>th</sup> November 2025 during officer visit*

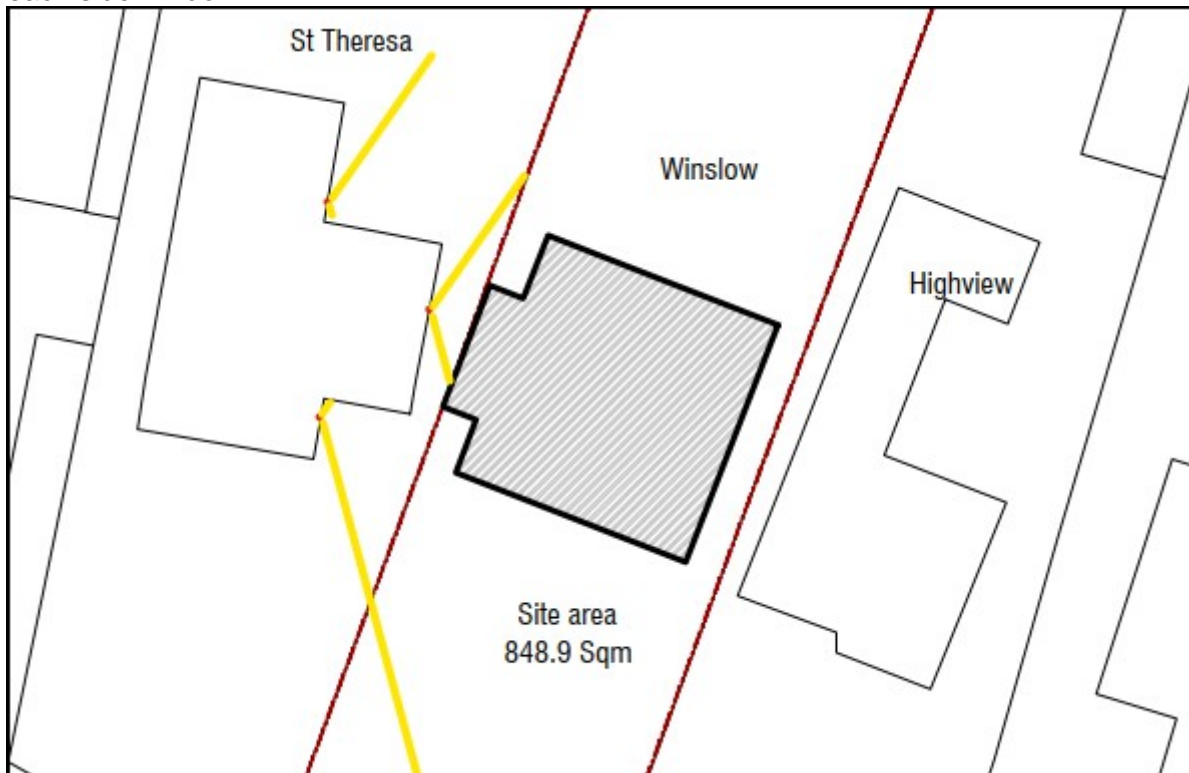
This neighbour received planning permission in 2014 under planning reference 20140704 for: *'Erection of two storey front, rear and east side extensions to form enlarged lounge, kitchen, utility room, sitting room and study, with three bedrooms, three en-suite bathrooms/wc, wardrobe and cupboard over, erection of a detached double garage, front boundary wall and fencing to the rear.'*

Based on the current layout of the property, this work appears to have been carried out. The approved first floor plans as shown below, indicate several windows which face towards Winslow. These all appear to be serving ensuites.



Approved First floor plan ref 20140704 (Not to Scale)

The below 45 degree test shows the approximate position of these side windows and a 45 degree line from each side window.



One of the windows would potentially be overshadowed. However, given that this window serves a bathroom and not a habitable room, overshadowing of the opening, is less harmful than overshadowing of habitable rooms in the property.

The proposed building as extended would contain side openings serving bathrooms only. As such, the upper floor side facing windows are proposed to be obscured, which could be ensured via planning condition, preventing any direct overlook of neighbouring windows.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

### Parking and Highways

The proposed development proposes no alterations to the existing driveway layout and the existing garage would be retained. The proposed extensions would increase the property from a 3 bedroom property to a 5 bedroom property. As per the KCC Parking Standards, the parking requirement would therefore increase from provision of 2 vehicle spaces to 3 vehicle spaces. 1 cycle space is also required for each additional bedroom.

It is evident that there is an existing front drive capable of accommodating approximately 2 vehicles. Although the design and access statement states that the garage could accommodate 1 vehicle, plans have not been provided of the door width measurement or internal measurements and so it is unclear whether the garage does indeed comply with modern space standards for garages. However, the front garden space is expansive, and so if necessary, it would be capable of extending the hard surface area, without encompassing the entire garden, (subject to compliance with permitted development right requirements for the works or necessary planning consents). It is also evident that space to store 2 cycles would be available in the garage.

Adequate vehicle and cycle parking provision is therefore available in accordance with paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.


### **Conclusion**

The proposed development complies with all relevant national and local planning policies.

### **Recommendation**

The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

<b>Case Officer:</b>	Mrs Lisa Fisher	<b>Team Leader:</b>	<b>Richard Hart</b>
<b>Signed:</b>		<b>Signed:</b>	<b>R Hart</b>
<b>Dated:</b>	30th December 2025	<b>Dated:</b>	<b>30<sup>th</sup> December 2025</b>