



Delegated Report

Householder Planning Application

Application No:	20250162
Location:	43 Windsor Road, Gravesend, Kent, DA12 5BW
Description:	Demolition of existing UPV and brick porch. Erection of a 2 storey porch to create a new entry and a new seating area on the first floor, alterations to fenestration.
Applicant:	Mrs Harjit Kaur
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 25 February 2025;
- Drawing no. DKM/8744/01 – Rev. 0 – Site Location Plan (scale – 1:1250);
- Drawing no. DKM/7744/00 – Rev. 02 – Existing Plans and Elevations;
- Drawing no. DKM/7744/00 – Rev. 03 – Proposed Plans and Elevations;
- Drawing no. DKM/7744/03 – Rev. 0 – Existing Block Plan (scale – 1:200);
- Drawing no. DKM/7744/00 – Rev. 01 – Proposed Block Plan (scale – 1:200).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240888	Demolition part rear summer house and construction of summer house and half submerged indoor pool, erection of a first floor extension to side over existing ground floor, conversion of the attic space by changing valleys to flat tabletop roof and changing gables to hips to create a games room and play area.	PERMITTED	26.11.2024
20201003	Alterations to existing roof to remove existing valleys and ridges to raise the ridge. Erection of a 3rd dormer in the rear roof slope and Velux windows in the front roof slope to allow conversion of loft to additional habitable rooms.	REFUSED	12.01.2021
2021/00017/ REF		APPEAL DISMISSED	28.09.2021
20200487	Erection of a single storey detached outbuilding	PERMITTED	10.07.2020
20080520	Erection of single storey side and rear extension to form conservatory and enlarged kitchen	PERMITTED	22.07.2008

20060326	Erection of two storey rear extension to form lounge and kitchen/breakfast room with three bedrooms over.	PERMITTED	14.06.2006
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- 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 9 – Promoting Sustainable Transport
- 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

Internal Consultees

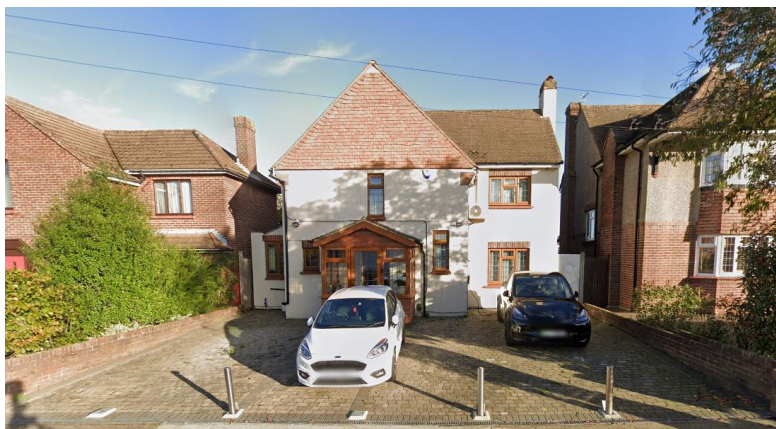
Local Ward Councillors – No comment received.

Neighbouring properties

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 11 April 2025.

Officer's Analysis

43 Windsor Road is a detached two storey dwelling located on the eastern side of the highway. The property is characterised by a prominent two storey front gable projection.



Windsor Road is a predominantly residential area, with dwellings of various sizes, design and scale within the street scene.

Proposed Development

This application seeks planning permission for the demolition of the existing single storey porch and the erection of a two storey.

The proposed porch would have the following dimensions:

- Depth – 2.05m
- Width – 3.3m
- Height (max) – 6.65m
- Height (eave) – 5.1m

Existing Elevations



Proposed Elevations





The porch would create a new entrance hall on the ground floor and a seating area at first floor level. It would be

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address front / porch extensions, stating that care should be taken to scale and design to respond to and enhance the character of the dwelling and street scene, highlighting that due to their visibility porches are generally discouraged if poorly designed.

As aforementioned in this report, the forward gable projection characterises the application dwelling and is a key feature in its appearance. The existing single storey porch as responds to and enhances the two-storey gable by virtue of its scale and subservience.

The proposed porch would be a large feature but remains subservient to the gable in terms of height and would not appear as an overly dominant addition to the property. The two storey porch is a more prominent addition to the existing porch, however this has been in situ for approx. 7 years and the impact of the proposal on the original character on the property is reduced as a result.

Moreover, the proposed extension is similar in characteristic and scale to the original two storey bay on the neighbouring property (no. 45) and is considered to be a modern interpretation of the forward bay projection.

Therefore, the proposed two storey porch extension is not considered to have any detrimental impact on the character of the property or street scene, and is a modern interpretation of the two storey bay window projection on the neighbouring property. As such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extensions would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Neighbouring Amenity

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed porch extension is not considered to impact the amenity of any adjoining property through loss of light, privacy, outlook or sense of enclosure. Although a two storey extension, the application property is detached and the nearest neighbour is 4.6m (approx.) from the proposed extension. As such, the development is considered to safeguard neighbour amenity in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

Parking and Highways

The application property would retain 4no. off-street parking spaces on the driveway in accordance with Gravesham's adopted parking standards (SPG 4) (2006). Therefore, the proposal would have no impact on parking or the highway network in accordance with Policy CS11 (LPCS) and Section 9 of the NPPF (2024).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

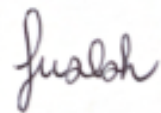
The proposed two storey porch extension is replacing an existing single storey porch, is subservient to the original gable and is a modern interpretation of two storey bay projections within the street scene, and is therefore acceptable design. Furthermore, the proposal will safeguard amenity of future and neighbouring occupiers, as well as retain off-street parking provision on the site.

Therefore, it is recommended that the application is approved subject to conditions.

Recommendation

Permission

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

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	23 rd May 2025	Dated:	23 May 2025