

Delegated Report

Householder Planning Application

Planning Application No: 20260063

Location: 68 Windsor Road Gravesend Kent DA12 5BN

Description: Erection of a two storey front extension, a two storey side extension, and a single-storey rear extension.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

001 A – Location Plan, Existing Block Plan, Proposed Block Plan

002 A – Existing Floor Plans

003 A – Proposed Floor Plans

004 A – Existing Elevations

005 A – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20260061	Formation of an additional dropped kerb to provide an in-and-out driveway arrangement.	Pending Consideration	
20260060	Application for a Lawful Development Certificate for a construction of an outbuilding.	Certificate Refused	02.03.2026
19860246	Erection of single storey rear extension to form utility room	Permitted	28.04.1986
19490692	Erection of a detached house	Permitted	02.02.1950

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 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

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

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

Neighbouring properties

7no. surrounding properties were consulted and 0 comments were received from members of the public. The final date to submit comments ended on 6th March 2026.

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, Highways and Parking.

Design, Character and Appearance



Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public realm and the character of the area.

The proposed development includes:

- Erection of a single storey, flat roof rear extension
- Erection of a two-storey front/side extension
- Erection of a two-storey rear/side extension
- Alterations to roof form.

The existing and proposed elevations (not to scale), are included below for reference:





The below image is taken from google earth, and shows the subject property for reference.



Any alterations or extensions to a property should respect the general scale, character, proportions, details and materials of the original dwelling and complement the general character of the surrounding area. An extension should normally be designed to appear subordinate to the original dwelling so that it does not

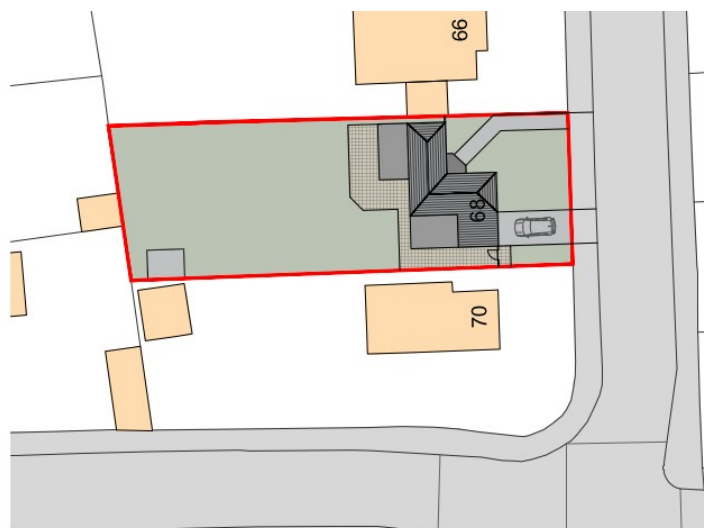


visually dominate it.

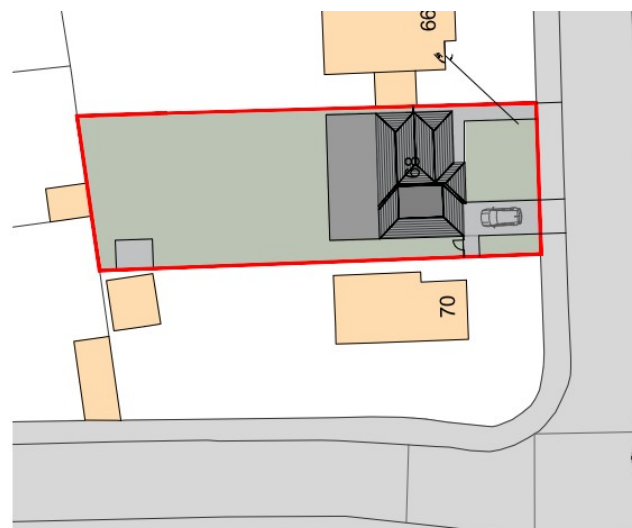
In this case, the application site consists of a detached dwelling in Windsor Road and has a main hipped roof design with a cat-slide roof on the south flank elevation and the northern end of the dwellinghouse is stepped back significantly reducing its prominence. It is a characterful property with a unique 'l-shaped' design.

The proposed two storey side extension on the north elevation and the proposed first floor side extension which would be built above the existing cat-slide roof element on the south elevation would both be built almost in line with the main front wall of the dwelling, with only a tokenistic setback and would have an almost continuous ridgeline with the main roof with only a modest set down to the extension on the southern end.

The fact there is only a tokenistic set back and set down and the increased width, bulk and massing of the dwelling combined with the proximity of the extensions to the side boundaries of the site makes the extensions appear as overly dominant additions that do not appear subservient to the main dwelling and would appear out of keeping with its scale and character. This can be seen from the block plan below;



Existing Block Plan
1:500



Proposed Block Plan
1:500

Consequently, the two-storey side extensions and roof alterations would constitute unduly dominant and incongruous features harmful to the original character of the dwelling.

The proposed development would not 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 ²)	Minimum Space Standard (m ²)
Kitchen/Diner	36.5	12
Living room	24	13.2

Bathroom and WC (Downstairs)	4.5	3.6
Double Bedrooms	18 13.5 17	11.2
Bathroom and WC	7.5	3.6
En-Suites (Bathroom and WC)	5	3.6

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	373m ²	60m ²
Depth	23.4m	10m

The proposed development would comply with internal and external space standards required by the Residential Layout Guidance SPG (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.

The neighbours most likely to be impacted by the development are 66 Windsor Road to the North and 70 Windsor Road to the South.

66 Windsor Road

This neighbour is located to the north and is detached. There is a distance of 4m between the dwellings. To the rear, close boarded fencing divides the properties. The proposed 5m deep rear extension would not extend beyond the depth of this neighbour's property and would be single storey in height (2.8m) with a flat roof. Given its single storey form and limited depth relative to the neighbouring property this element of the scheme would not impact the neighbour. The minimum distance between the properties would be unchanged. However, the two-storey front extension would result in additional bulk adjacent these neighbours building. The resulting development would result in no openings to this north side elevation, reducing potential for overlook from the existing situation. This neighbour does have an opening on the side elevation facing the subject property. However, recent planning history for this neighbour's property under planning reference 20250237, identifies this as a hallway window. This is not a habitable room. Therefore, the increased bulk, would not result in significant impact in terms of overshadowing due to the status of this window serving a non-habitable room.

70 Windsor Road

This neighbour is located to the south and is 3.5m from the subject property. To the rear, close boarded fencing divides the properties. Again, the single storey rear extension would not be deeper than this neighbours rear elevation and its single storey nature would limit its impact. The two-storey side extension to the south would create additional bulk but would retain the 3.5m distance between the buildings. The existing situation is that the subject property has a bathroom and bedroom window which face onto 2 windows. Based on the original plans for this property reference 19490418, this appears to serve a bathroom and a staircase. The proposal would result in no windows on these elevations reducing potential overlooking. Again, these are non-habitable rooms and so overshadowing would not result in significant amenity harm in this case.

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 extensions would not increase the number of bedrooms within the dwelling and therefore would not alter the parking requirements for the property. The proposal would therefore not result in additional demand for parking and would be acceptable in highway terms.

As a result there would be no increase in demand for vehicle and cycle parking provision and so the scheme is therefore 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.

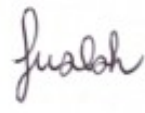
Conclusion

The proposed two-storey extensions and roof alterations, by reason of their bulk, massing and design, would result in disproportionate and overly dominant additions which would not appear subservient to the host dwelling. The proposal would fail to respect the scale, form and character of the original dwelling and would therefore harm the character and appearance of the property and the streetscene and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Recommendation

The recommendation is to refuse.

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

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	13th March 2026	Dated:	16 March 2026