



Delegated Report

Householder Planning Application

Planning Application No: 20250237

Location: 66 Windsor Road Gravesend Kent DA12 5BN

Description: Erection of single storey rear and part side extension with roof light.

Applicant: Mr Arunan Perinpanayagam

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 12/03/2025;
Drawing Number 66-DA12 5BN-000003 REV A01 (Site Location Plan and Block Plan – Proposed);
Drawing Number 66-DA12 5BN-000002 REV A01 (Plans and Elevations – Proposed); and
Drawing Number 66-DA12 5BN-000001 REV A01 (Plans and Elevations – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250083	Prior approval application for a single storey rear extension with a depth of 5.00 metres, maximum height of 3.15 metres and eaves height of 2.95 metres.	Withdrawn	12.03.2025
20170540	Erection of a two storey side extension on the south elevation, single storey rear extension and first floor side extension to the north elevation, with alterations to the roof.	Refused	14.07.2017
19830392	Erection of single storey side extension to form utility room and wc and single storey rear extension to form enlarged dining room	Permitted	31.08.1983

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)

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

Six surrounding properties were consulted and no representations were received. The Consultation period ended on 07.04.2025.

Officer's Analysis

Design, Character and Appearance

66 Windsor Road is a detached dwellinghouse located on the western side of the highway. The property is hardstanding to the frontage for vehicular parking with some soft landscaping and a garage to the side.



The application proposes the erection of a single storey rear and part side extension.

The extension would have a slightly sloping roof at a maximum height of 3.14m and an eaves height of 2.73m. The extension proposes an overall width of 10.2m and would project from the rear elevation by a maximum of 5.82m.

The extension would create space for kitchen and dining room. To the rear elevation there would be bi-fold doors from the dining room to the rear garden and a window and door from the kitchen to the rear garden. The proposal would be constructed with a brick finish to match the existing.

As such, the development hereby proposed is not excessive in size or bulk, will be constructed using appropriate materials and will have no impact on the street scene. Therefore, the application is in accordance with 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).

Amenity of Future Occupiers

Gravesham's Residential Guidelines state that a property with three or more bedrooms should have a minimum amenity area of 60sq m and a minimum depth of 10m.

Post development the site would retain an area of 360.69 msq and a depth of circa 26.15m, in accordance with recommended guidelines.

Furthermore all proposed room sizes are in accordance with the minimum standards as set out in the residential guidelines.

As such the proposal is not considered to detrimentally effect the amenity of future occupiers and is in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed places) of the National Planning Policy Framework 2024.

Neighbouring Amenity

The host dwelling is a detached property in a generous application site and as such set away from neighbouring properties. The application proposes a single storey rear extension which is modest in height and does not introduce any habitable windows to the side or rear elevations. As such, there are no concerns with the detrimental impact on neighbouring properties in terms of privacy, outlook, overshadowing or loss of lights.

No neighbour representations have been received.

Therefore, the proposal is in accordance with 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).

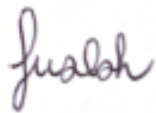
Conclusion

The proposal is not excessive in size or bulk, will be constructed using appropriate materials and will have no detrimental impact on the street scene. The development will safeguard the amenity of future occupiers and will not harm the amenity of any adjoining property. As such, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Mrs Faye Walsh
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	30 th April 2025	Dated:	01 May 2025