

Delegated Report

Householder Planning Application

Application No: 20250556

Location: Wayside, Watling Street, Gravesend, Kent, DA11 7NU

Description: Removal of existing roof, raising of western wall and re-pitching of roof with 2 dormer windows. Erection of a first floor extension.

Applicant: Mr Harwinder Singh

Site Visit: 08 April 2025

Submitted Documents/Plans

- Application Form – dated 28 May 2025;
- Covering Letter – dated 28 May 2025;
- Supplementary Information – Design and Access Statement;
- Supplementary Information – Site Photographs;
- Un-numbered Location Plan – Ordnance Survey Site Location Plan (scale – 1:1250);
- Un-numbered Location Plan – Block Plan (scale – 1:500);
- Drawing no. 25/01/35/P01 – Existing Plans and Elevations;
- Drawing no. 25/01/35/P0 – Proposed Plans and Elevations;
- Un-numbered Plan Drawing – Existing and Proposed Roof Plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20080018	Erection of a first floor extension incorporating part two storey and part single storey rear extension to form an enlarged kitchen, utility room and sitting room at ground floor level with four bedrooms, two ensuite bathroom/wc's and bathroom/wc at first floor level with a balcony on the front elevation and erection of a detached garage at the front.	PERMITTED	05.03.2008
20070374	Application for Lawful Development Certificate for retention of the existing conservatory at the rear, single storey rear extension to provide an enlarged bedroom and front bay window.	CERTIFICATE GRANTED	18.05.2007
19920388	Section 64 determination as to whether planning permission is required for erection of a garage at the front, conversion of integral garage to bedroom, installation of bay window to lounge and erection of conservatory at the rear.	CERTIFICATE GRANTED	13.07.1992

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

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Four surrounding properties were consulted and no comments were received.

The consultation period expired 30 June 2025.

Officer's Analysis

Site Description

Wayside is a two storey family dwelling located on the northern side of Watling Street. The property has distinctive character by virtue of the large catslide roof on the western edge.

Proposed Development

This application proposes the removal of the catslide roof and erection of a first floor side extension, with four dormers on front, rear and side (western) roof slopes, and the erection of a first floor rear extension.

The screenshots below show the existing and proposed elevations:



The side extension would increase the eave height by approx. 3.05m, meeting the existing ridge height of 9.5m and creating a tabletop flat roof (11.4m²). As part of the roof alterations, there are four proposed dormer windows, one on the front and rear respectively and two on the side (western).

The rear extension would be erected above the existing single storey rear projection, to a height of 5.8m and span the full width of the building (12.95m). The extension would have a pitched roof and a small flat roof section that intersects the eaves, that sits below the proposed dormer window.

The development will create space at first floor there is space for a walk-in wardrobe and two additional

bathrooms. At second floor there is an additional bedroom, an office/prayer room and a store.

Design, Character and Appearance

When considering the design of this proposal, it needs to be considered against the relevant local and national planning policy. Policy CS15 (LPCS) states that sites will be developed at a variety of densities depending on the sites location and accessibility to public transport. Furthermore, development needs to be delivered at a density that achieves good design and does not compromise the character of the area.

Policy CS19 (LPCS) 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 NPPF (2024) sets out that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Gravesham's Design Code (2024) expands on the LPCS, to provide additional clarity on expectations of proposals within the Borough. Although high-level, the documents sets out that that design must respond to the scale and proportion of surrounding character, with elevational design that reinterprets key aspects of the existing built form in a style appropriate to the context and provides balance of proportions between each part of the building.

Gravesham's Design Guidance SPD (2021) set out key principles for developments. Generally, the SPD highlights the importance of new development complimenting and corresponding to existing character and the wider context. The SPD goes on to highlight that development should not dominate the original property, stating that two storey side extensions should appear subservient and be set back from the main front building line, that first floor rear extensions should not dominate the host dwelling to appear overdeveloped and incorporate roof designs to reflect and tie in with the main properties roof. In relation to side roof extensions, these should not interrupt or unbalance the pattern of visible roof form.

The proposed extensions would alter the appearance of the building significantly, which has a distinctive character by virtue of the catslide roof. It is acknowledged that the catslide is not original, but was required to safeguard the amenity of the neighbour when the application property was originally extended (ref. 20080018) and that there is no uniformity on Watling St.

The first floor side extension incorporates the increased height into a gable and provides a balanced appearance. On the front roof slope, the dormer window sits centrally below a small tabletop flat roof, which are generally not supported by the Local Planning Authority by virtue of bulk and massing. It is noted that a number of dwellings on the street have similar tabletop roof and therefore this is considered a moot point. On balance the appearance of the extended dwelling is proportionate and balanced.

At the rear the existing single storey projection would be increased to two storey, with a small flat roof section intersecting the eaves, which has the appearance of the dormer window, hipped edges but a large flat roof section. While the interruption of eaves is not considered to be good design, the location to the rear means that it is not visible from public vantage points and is acceptable. There is a flat roof dormer window proposed on the rear roof slope.

Overall, the proposed extensions significantly alter the appearance of the host dwelling, but are acceptable in design terms, proportionate and balanced. Therefore, the proposal is in accordance with Gravesham's Design Code (2024), Gravesham's Design Guidance SPD (2021), 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 generous 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 development would increase the height of the property close to the western boundary with Santana. The neighbour (Santona) is under development following an approval for the demolition and erection of a two storey dwelling (with rooms in the roof). The images below show the approved Santana (ref. 20220198), with the hereby proposed dwelling annotated onto the street scene.



The flank windows facing toward the application site, serve a prayer room and shower room on ground floor, two bathrooms on first floor and a bedroom, dressing room and bathroom within the roof space. The only habitable windows facing the proposal are the forward velux' within the roof space, which are set above the eave level of proposal and would not experience any loss of light, outlook or sense of enclosure. Therefore, the proposed development is not considered to impact the amenity of neighbours at Santana.

The neighbour to the east (Jessimon) would not be significantly impacted by the proposal, with only minor extensions/alterations proposed to the eastern side of the property. The existing single storey rear extension is being built uppn at first floor level, to a depth of 1.6m. This will not have any additional impact on the amenity of Jessimon that already exists. Similarly, the adjoining properties to the north on Pomarium Close are located approx. 32m from the rear extension and would not be impacted.

Overall, the proposed development is considered to safeguard the amenity of surrounding residents in accordance with Policy CS19 (LPCS) and paragraph 135 of the NPPF (2024).

Parking and Highways

The property benefits from a large driveway and a detached garage with space to accommodate vehicles. Although the development results in an uplift in bedrooms, there is adequate off-street parking provision onsite to meet demand. Therefore, the proposal is in accordance with Gravesham's adopted parking standards (SPG4) as well as local and national highway policy.

Conclusion

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

Therefore, it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	15 th August 2025	Dated:	15 August 2025