



Delegated Report

Householder Planning Application

Planning Application No: 20250897

Location: Highways Old Watling Street Gravesend Kent

Description: Demolition of side extension and erection of a single storey side extension. Erection of a single storey rear extension with 2 roof lights. Removal of chimney stacks, hip to gable roof with dormer windows to front and rear elevations. Erection of a single storey gym/games room building in rear garden. Changes to fenestration.

Applicant: Mr Harjinder Sangha

Site Visit Date: Previous application ref. 20250029

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Site Location Plan;
- Block Plan – Existing;
- Block Plan – Proposed;
- Drawing no. JH/25/35/P01 – As Existing;
- Drawing no. JH/25/35/P02 – As Proposed;
- Drawing no. JH/25/35/P03 – Proposed Detached Games/Gym Building;
- Drawing (un-numbered) – Existing & Proposed Roof Plan;
- Design & Access Statement; and
- Appendix A – Site Photographs.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250029	Demolition of side extension and erection of a single storey side extension. Erection of a single storey rear extension with 2 roof lights. Removal of chimney stacks, hip to gable roof with dormer windows to front and rear elevations. Erection of a detached single garage in front garden and erection of a single storey gym/games room building in rear garden. Changes to fenestration	Refused	11.03.2025
20000500	Retention of dormer extensions in front roof slope and bedroom in the roof space.	Permitted	01.09.2000
19980409	Erection of single storey side extension to form garage, utility room and w.c. together with two storey rear extension to form enlarged reception and enlarged kitchen with two bedrooms over and enlargement of the front porch.	Permitted	22.10.1998

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 response.

Neighbouring properties

4 surrounding properties were consulted plus site notice – overall consultation expiry date was 07.10.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the northern side of Old Watling Street.

Previous application ref. 20250029 was refused in March 2025 on the following two grounds:

1. The proposed development represents overdevelopment of the site by virtue of its significant cumulative increase in scale, excessive height, poor and incongruent design, which would result in significant harm to

the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and Section 12 of the Nation Planning Policy Framework (2024), in terms of design, character and appearance.

2. By virtue of the excessive scale and poor design, in particular to the roof changes and windows alterations, the scheme would result in harm to the living environment of future occupants of neighbouring property, Mayberry. The first-floor flank windows on this neighbours property would experience a loss of light, overbearing bulk and would be overlooked by the new window proposed. The proposal represents an unneighbourly form of development which fails to provide a high standard of amenity for neighbouring sites which conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2024).

It therefore needs to be seen whether this latest proposal addresses this ground of refusal and whether all other matters are also still acceptable.

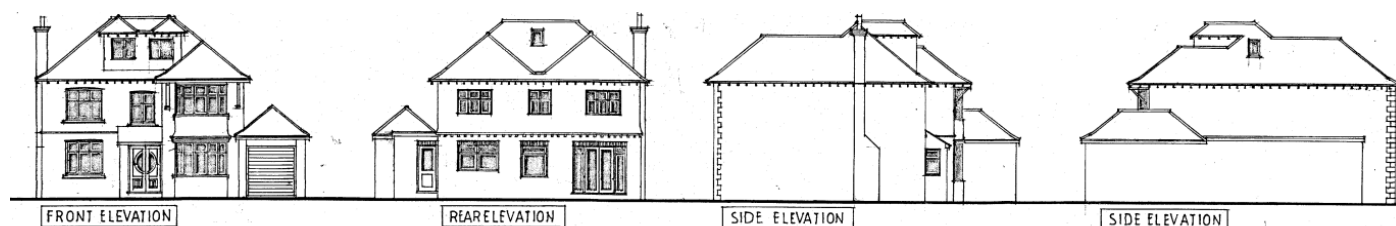
The principle considerations in the assessment of the application are:

Design, Character and Appearance

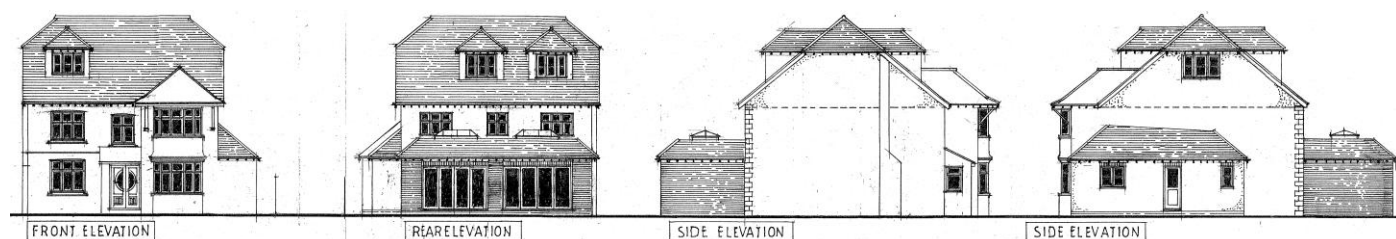
This matter related to ground no. 1 of previous application ref. 20250029.

For ease of reference the existing, refused and proposed elevations are as follows:

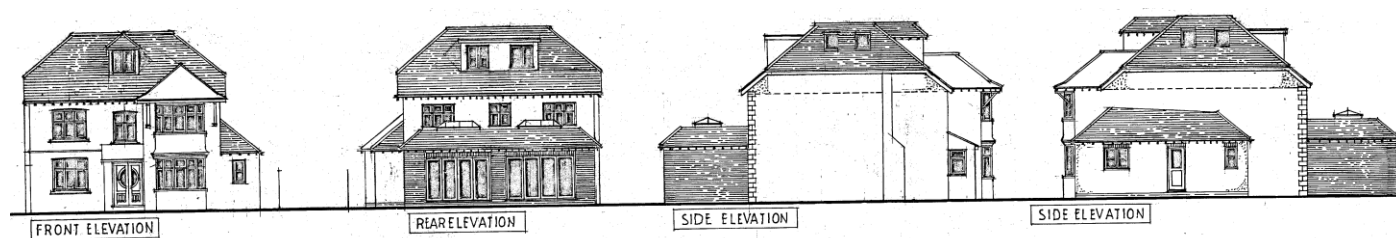
Existing elevations



Refused elevations (under application ref. 20250029)



Current proposed elevations (under application ref. 20250897)



The principle issues in terms of design, character and appearance in the previous application ref. 20250029 can be summarised as follows:

Acceptable

- Removal of existing side projection and replacement single storey side extension was considered ok.

Not acceptable

- Proposed rear extension - in respect of its height (3.6m) particularly as it would intercept the first floor windows.
- Roof alterations – Roof height increase of 1.4m from 8 – 9.4m was excessive. The neighbouring properties are not any higher than 8.3m so the raised height would have been inconsistent with the heights of the buildings in the area. The roof alterations including the hip to gable extension would result in a wide fronted roof form with exceptional height, top heavy and of overall significant massing which would be prominent and uncharacteristic of the nature of development in the area.
- Garage – The garage to front of house unacceptable due to its scale, position, prominence and appearance, resulting in an urbanising impact in this area of simple, semi-rural character.
- Gym/games Room – Building was considered quite large when compared to footprint of original dwelling and a tall roof slope, it was considered that reducing the scale and height could improve the appearance of the building.
- Overall, it was considered that some aspects of the proposal were acceptable (the proposed single storey side extension) however, there were several elements which were poor and tipped the balance when considering the proposal cumulatively (the roof alterations, single storey rear extension, front garage and outbuilding).

In this current proposal the single storey side extension to be finished with a smooth coloured render to match the existing house and the pitched roof covered with hand made clay plain tiles, is the same as previously proposed (with the addition of a window in the front elevation) and is acceptable as before.

Taking each of the points which were unacceptable with the previous proposal in turn:

- Proposed rear extension

The proposed single storey rear extension would be exactly the same as in the previously refused application. If one was to look at the rear extension directly on from the rear garden it would appear as if the extension truncates the first floor windows due to the sky lanterns which is unfortunate. However, the actual main top part of the roof would be just under the first floor windows, it is the sky lanterns that would go above the cill level of the first floor windows but they are positioned in the middle of the roof and so set away from the first floor level windows. As such, it is considered that overall the proposed single storey rear extension is acceptable and the fact the sky lanterns would be seen to truncate the first floor windows is not reason enough to object to the single storey rear extension.

- Roof alterations

The roof would now be increased by 400mm from 8m to 8.4m which is 1m less than what was previously proposed (9.4m) and is considered acceptable. As noted in the previous application none of the neighbouring properties in Old Watling Street exceed 8.3m in height but a very slight increase over this of 100mm is considered acceptable. The proposed new roof would have side walls by 1m which is less than the 2.6m increase previously proposed. The roof would have a part flat roof section in the centre which is not good design for the roof of what is an existing pitched roof dwelling where the surrounding properties also have pitched roofs. Within Old Watling Street there are no other flat roof elements on the main roofs apart from Tourmalane, 63 Old Watling Street which has a flat roof element to the roof by virtue of front and

rear dormers however, this property is a bungalow and not a two storey dwelling as is the application site.

A further consideration however, is in looking at the planning history for Old Watling Street it is noted that planning permission was granted in July 2025 at Longreach, Old Watling Street under application ref. 20250527 for extensions and alterations which included a flat roof element to the main roof as is proposed here. Longreach is the neighbouring property directly to the west of Highways and as such this is a material consideration in the assessment of the application which carries significant weight given this is a recent decision in the course of the current development plan. Whilst this permission could not be constructed, the fact remains that permission has been granted for a flat roof element to the main roof of Longreach which is directly adjacent to the application property Highways. The delegated report for ref. 20250527 notes that although flat roof extensions are not generally supported by the Local Planning Authority (LPA) above single storey level, the proposal would only introduce minimal sections of flat roof which were not visible from a public vantage point. Moreover, it was noted that there were other flat roof extensions and dwellings within the surrounding area and other properties have been extended significantly. As such, the proposal was considered to be acceptable within this context.

As stated, the only flat roof element currently in Old Watling Street is at Tourmaline as a result of the front and rear dormers. There are other flat roof elements on the main roofs of properties in neighbouring roads such as Watling Street to the east. The Orchards no. 23 Watling Street (application ref. 20210480) was for extensions to the property which included a large flat roof element to the main roof. This application was refused but was allowed on appeal (Appeal Decision APP/K2230/D/21/3282041) with the Inspector stating in respect of the flat roof element:

The Council also raise concern regarding the design of the roof within their officer's report. I acknowledge that the crown roof design, which incorporates a flat roof element, would add further bulk to the dwelling. However, I have not been made aware of any specific policy or design guidance which would preclude such a design. The dwelling is relatively well set back from Watling Street and is within an area that is highly mixed in character and appearance, including the roof forms that are displayed. The flat roof element on top of the crown would not be highly visible in the street scene and in my view, would not be materially harmful to the design and appearance of the dwelling or the surrounding area in terms of its scale and bulk.

Also, at Santona, Watling Street planning permission was granted in April 2022 for demolition of existing bungalow and erection of a 6 bedroom detached dwelling where the roof had a flat roof element.

As such, whilst the proposed flat roof element proposed here is considered poor design as this is an existing pitched roof dwelling in an area of predominantly pitched roof dwellings and it is considered the proposal should respect this, in Old Watling Street there is the permission at the adjacent dwelling which is for a flat roof element to the main roof and there are a couple of other examples of already built flat roof elements to the main roofs in the neighbouring road to the east Watling Street including one allowed on appeal by the Planning Inspectorate. As such it is considered that in this context the proposed roof enlargement with flat roof element is acceptable.

The roof would have one dormer window in the front roof slope in place of the two existing dormers which is considered an improvement in design terms. The rear dormer extension is fairly modest in size and would be set down from the ridge, in from the side roof slopes and up from the eaves. The Rosemary clay plain tiles that will be removed from the existing roof will be re-used on the new roof.

It is considered that the issue of the roof alterations have therefore been resolved.

- Garage

The garage in the front garden is no longer proposed therefore the issue of the garage has therefore been resolved.

- Gym/games Room

The proposed gym/games room has not changed at all from the previous application, it is exactly the same in terms of siting, size and design. The previous issues of the height and footprint have therefore not been resolved.

The proposed outbuilding as before would have the following dimensions:

Footprint of 42.7 sq. m
Depth - 3.95m - 8.2m
Width – 6.49m
Height - 3.8m

As stated, it was noted in the previous application that the proposed outbuilding had quite a large footprint especially compared with the footprint of the original dwellinghouse with quite a tall roof slope and the design could be improved by reducing the scale and roof height. Whilst this is noted, the footprint of the host dwelling as existing is 128 sq. m, as such the footprint of 42.7 sq. m is not considered significantly large in comparison to the footprint of the host dwelling. The height at 3.8m is fairly tall but there are a number of outbuildings in the rear gardens of the properties in the surrounding area. Furthermore, although this building itself would not be permitted development the applicant could erect an outbuilding up to 4m tall if set in by at least 2m from the boundaries. The outbuilding is attractively designed with a pitched, hipped roof with artificial slates to the roof and Hardie-Plank cladding to the walls in a dark grey colour. On balance, it is considered that the outbuilding is acceptable in respect of design terms.

Overall therefore, it is considered that the proposal would now be acceptable in respect of design, character and appearance and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS) and ground of refusal no. 1 of previously refused application ref. 20250029 has been resolved.

Amenity of Occupiers

This was not an issue in previous application ref. 20250029 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of the amenity of occupiers.

Garden area

With this proposal the dwelling would increase from four to five bedrooms. SPG2 (2020) states that for a dwelling with four or more bedrooms the minimum garden area is 100 sq. m and the minimum rear garden depth is 10m.

The existing and proposed garden area and rear garden depths are:

Existing

Garden Area – 370 sq. m
Rear garden depth – 37.4m

Proposed

Garden Area - 358 sq. m
Rear garden depth – 34.9m (between rear extension and nearest part of outbuilding)

As can be seen the garden area would still significantly exceed the minimum garden area and rear garden depth for a dwelling with dwelling with more than four bedrooms.

Bedrooms

The existing four bedrooms at first floor level would all stay the same. The additional bedroom at second floor level would be 18.6 sq. m in total floor area however, due to the slope of the roof the actual floor area with sufficient head height would be 9.98 sq. m. This would be sufficient to exceed the minimum standard for a single bedroom of 7.5 sq. m as set out in the Technical Housing Standards (2015).

Overall therefore, the proposal as before is considered acceptable in respect of occupier amenity as was the case with the previous application. In respect of occupier amenity the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

This matter related to ground no. 2 of previous application ref. 20250029.

The principle issues in terms of neighbouring amenity in the previous application ref. 20250029 can be summarised as follows:

- The increased height of the roof and the roof alterations would cause overshadowing to the windows in the flank elevations of both neighbouring dwellings Longreach and Mayberry.
- Office/study window would overlook bathroom and bedroom windows in flank elevation of Mayberry;

As stated in the design section above, the proposed roof increase has been reduced. The increase in the height of the roof would now be 1m less than previously proposed so it would now increase from 8m to 8.4m instead of 9.4m. With the height of the roof now only increasing by 400mm in height this now address the bulk of the impact there would have been previously. The roof would still be larger due to the increase in the height of the side roof slopes before the roof hips however, the increase in the height of the side roof slopes has also been reduced from what was previously proposed; whereas before it was proposed to increase by 2.6m it is now proposed to increase by 1m. This therefore means that with the much reduced increase in the height of the roof and its bulk, the previous impact on both neighbouring properties in respect of overshadowing has been addressed. With regards the office/study window which would have caused overlooking to the bathroom and bedroom windows in the flank elevation of Mayberry, this window is no longer proposed. Due to the change in the roof design it is now proposed to have two rooflights instead which due to their height and outlook would not cause any overlooking to the windows in the flank of Mayberry.

All other matters, the single storey side extension, single storey rear extension and outbuilding were deemed to not impact on neighbouring amenity and as they are the same as proposed in the previous application this is the same case again.

Overall therefore, it is considered that the proposal would not cause any harmful impact on the amenity of neighbouring properties and in respect of this matter the proposal is considered compliant with Policy CS19 (LPCS) and ground of refusal no. 2 of previously refused application ref. 20250029 has been resolved.

Parking and Highways

This was not an issue with previous application ref. 20250029 but this current proposal needs to be assessed to ascertain if it is acceptable in respect of parking and highways.

The property would increase from a four to a five bedroom dwelling. There is a large area of hardstanding to the front of the dwelling which would be sufficient for a number of vehicles and enough to meet the maximum parking standard of three space for a dwelling with four or more bedrooms as set out in SPG6 (2006).

In respect of parking and highways the proposal as before is therefore considered acceptable and compliant with saved Policy P3 (LPCS).

Any Other Material Planning Considerations

None.

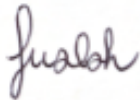
Conclusion

The proposal is an improvement on the previous proposal in refused application ref. 20250029. Due to a reduction in the size of the proposed roof alterations which now respect the scale and character of the host dwelling and the surrounding area, the proposal is now acceptable in respect of design, character and appearance and neighbouring amenity and has therefore resolved grounds of refusal nos. 1 & 2 of application ref. 20250029. The proposal as before is acceptable in respect of occupier amenity and parking and highways. It is therefore compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	3 rd November 2025	Dated:	03 November 2025