



Delegated Report

Householder Planning Application

Planning Application No: 20260221

Location: 30 Windsor Road Gravesend Kent DA12 5BN

Description: Erection of a rear ground and first floor extension, conversion of the roof space into habitable rooms, conversion of garage into a games room and utility room and erection of a porch and raising the ridge height with hip gables.

Applicant: Mr Jatinder Johal

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: DKM/8199/09 Rev 01 (Proposed Block Plan)
- Drawing No: DKM/7991/01 Rev 01 (Proposed Street Scene)
- Drawing No: DKM/8199/01 Rev 00 (Site Location Plan)
- Drawing No: DKM/8199/04 Rev 01 (Existing Plans and Elevations)
- Drawing No: DKM/8199/02 Rev 00 (Existing Block Plan)

Supplementary Information

- Site Images

Relevant Planning History

Reference	Description	Outcome	Decision Date
20160837	**REVISED DESCRIPTION** Erection of a first floor extension over existing garage to form master	Permitted	19.01.2017

	bedroom with en-suite walk-in wardrobe, bathroom, bedroom and store room with the construction of three dormer windows in the front roof slope and three dormer windows in the rear roof slope and conversion of the roof space into habitable rooms.		
20020437	Construction of pitched roof over existing flat roofs of garage, front bay window & porch.	Permitted	12.07.2002

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 10.04.2026 and no comments were received.

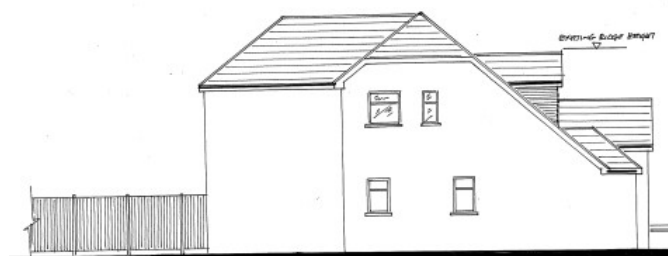
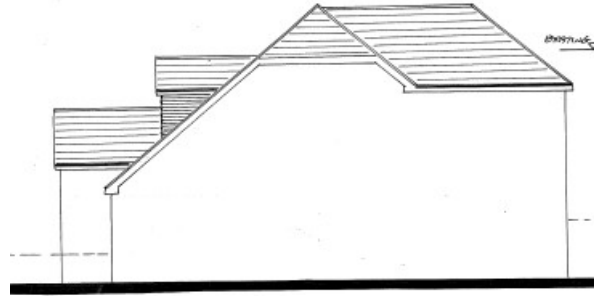
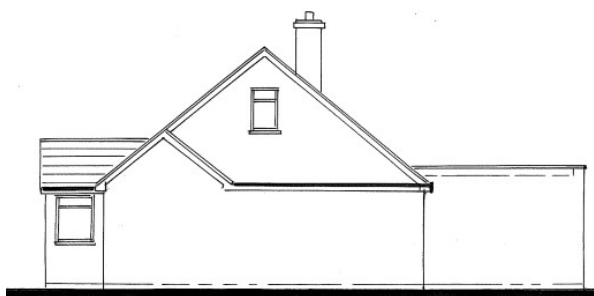
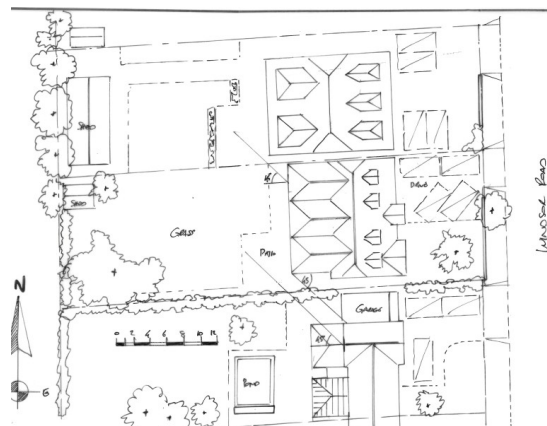
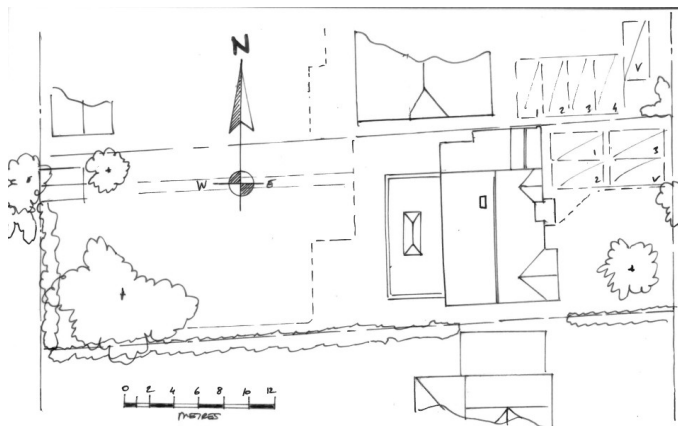
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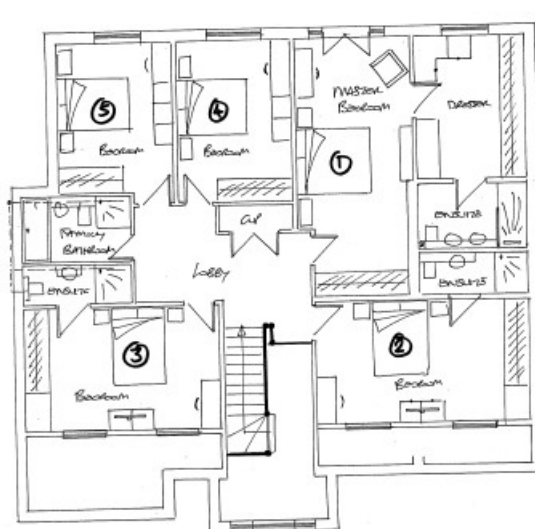
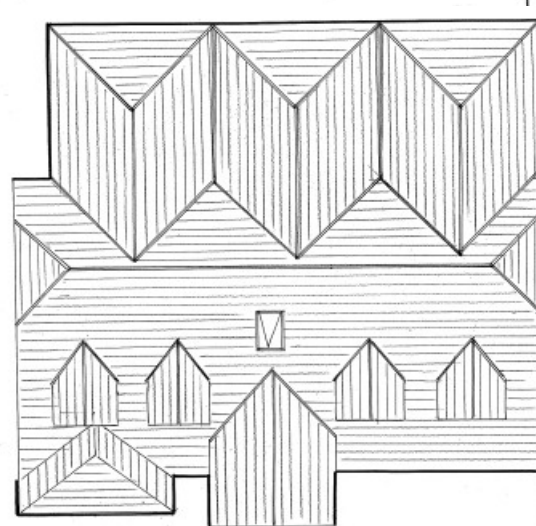
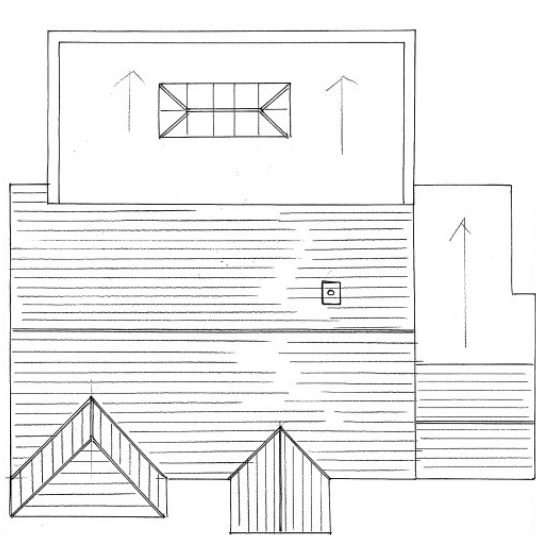
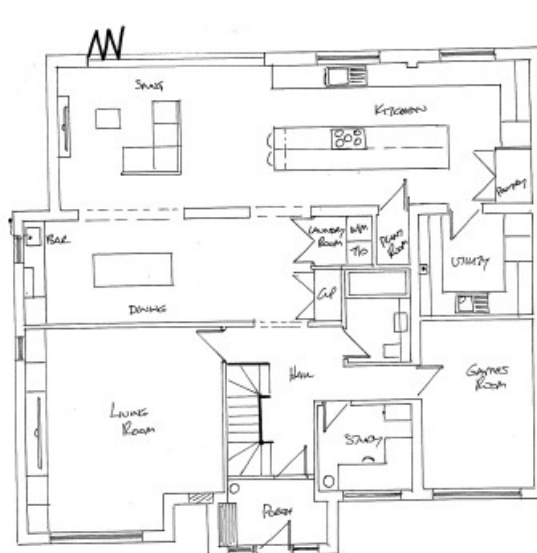
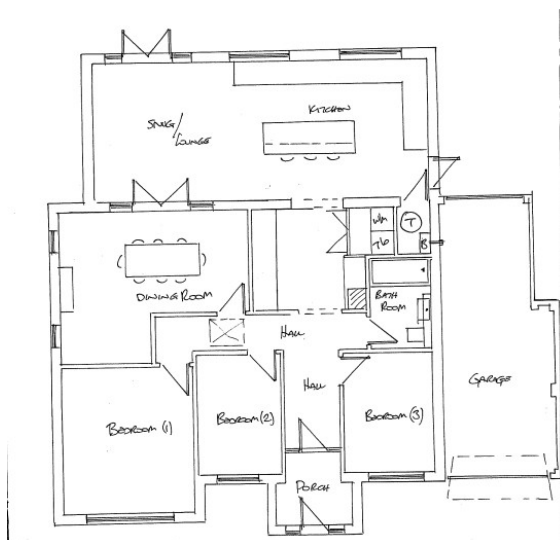
Proposal

The proposal seeks the erection of a rear ground and first floor extension, conversion of the roof space into habitable rooms, conversion of garage into a games room and utility room and erection of a porch and raising the ridge height with hip gables.

Existing

Proposed







Character and Appearance

30 Windsor Road is a detached single storey bungalow in use as a single dwelling. It has an attached garage at the side with a small pitched roof above. There is parking to the front of the property for two cars via one access. There is a small boundary wall to the front of the property. The property has been previously extended with a small front extension, porch and conservatory to the rear. The front garden is circa 10 metres deep and the rear garden is circa 30 metres deep.

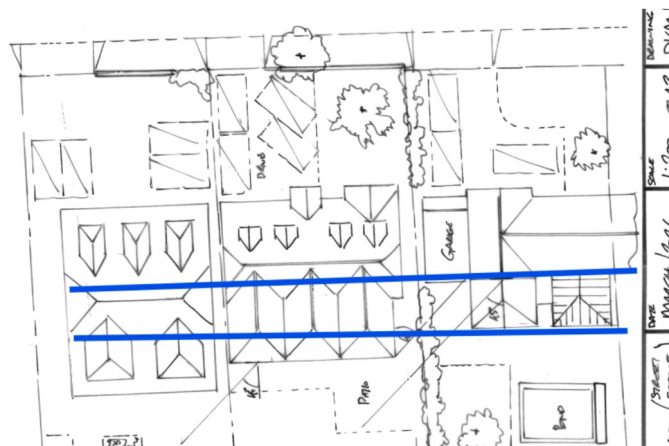
The surrounding properties in this location are a mixture of detached and semi-detached two storey properties and single storey bungalows. Many of the bungalows have already been extended into the roof space. The character of the properties varies considerably in this location.

The application site is located between a two storey dwellinghouse and a chalet bungalow. The neighbouring property known as No.28 Windsor Road has been extended to include rooms in the loft space. In terms of design and appearance the front elevation of the proposed development would not be harmful to the character and appearance of the wider streetscene as the development is similar to others in the streetscene.

However to the rear the proposed development will introduce a significant level of development which will add a detrimental level of bulk and massing. As can be seen in the below image the current building pattern to the rear is staggered with No.28 extending further back and No's 30 and 32 as then staggered behind.



Under the proposed the rear extensions will project considerably past the rear elevation of No.32 both at first and ground floor levels thus resulting in an unneighbourly form of development.



Whilst the development is not as deep as No 28 it is far more bulky as No 28's depth is made up of a sloping roof whereas the application site will introduce a two storey element. When viewed from the rear the application site would not resemble a bungalow and is poorly designed. The two storey element introduces a significant level of built form which would be oppressive when viewed from side on in the neighbouring garden at no.32.

Para 10.3 of the Council adopted design guidance states:

Design: Taller extensions are of greater visibility, and should incorporate roof designs to reflect, tie in with and not overwhelm the main property's roof. Patterns and proportions of windows should reflect the host building and local character.

In this instance the proposed development overwhelms the roof of the original dwelling and reflects poor design.

The proposed development would result in a significant level of bulk and massing to the rear of the property which constitutes an incongruous addition that is of poor design contrary to the requirements of SPD4 Householder Alterations and Extensions Guidance 2021 and Policy CS19 of the Local Plan Core Strategy.

Amenity of Future Occupiers

The proposed bedrooms will have adequate floor space to comply with the Nationally Described Space Standard, all rooms will be served with adequate light and outlook.

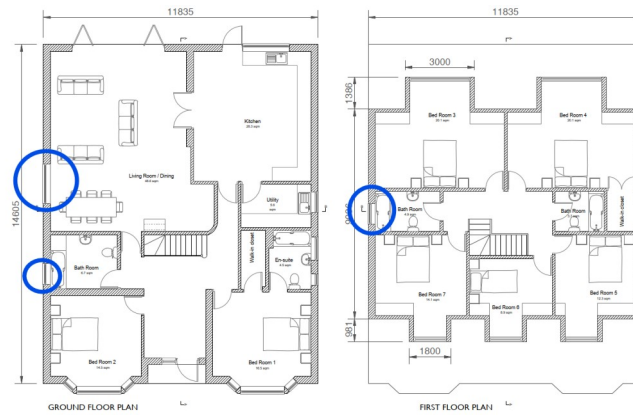
The resultant garden space will also be compliant with SPG2 Residential Layout Guidance 2020, therefore the proposal safeguards the amenity of future occupiers.

Neighbouring Amenity

The application site is situated between No 28 Windsor Road and No. 32 Windsor Road.

28 Windsor Road Amenity Assessment

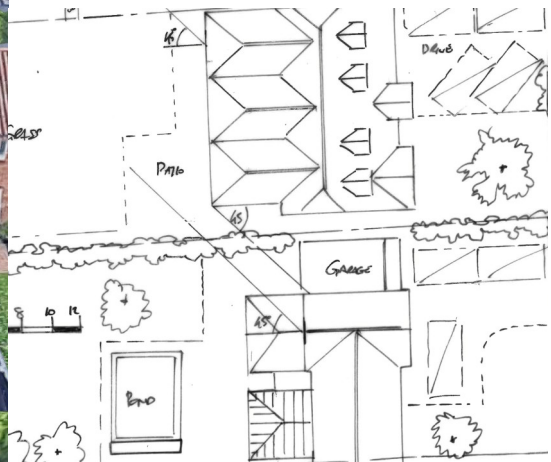
This property is located to the North of the site and has been previously extended. The proposed extension will not project past the rear elevation of this property and its impact in terms of loss of light, outlook and appearance will be minimal. The proposed floor plans of No.28 show that two of the impacted windows in the flank elevation are not habitable windows. The one window which is impacted is a secondary window which serves a living/dining area.



32 Windsor Road Amenity Assessment

This property is located to the south of the application site and will be set behind the proposed extension. As a result of the depth and siting of the proposed rear extension, it would cause no overshadowing or loss of outlook to this neighbouring property.

However, the extension will be closer in proximity and will be dominant when viewed from the first 5m of the private garden area. It is considered given the proximity of the first floor extension to no. 32 would cause an overbearing impact on this window and would be a generally unneighbourly extension.



In respect of neighbouring amenity due to the impact of the two storey rear extension with regards being overbearing and a generally unneighbourly extension it is considered the proposal is contrary to Policy CS19 of the Local Plan Core Strategy.

Parking and Highways

The dwelling would increase from a three to a five bedroom dwelling. There is space for approximately two other cars on the drive. SPG4 states that for a property with four or more bedrooms there should be a maximum of three spaces so this provision would be provided in this case. As such the proposal is considered to be acceptable in terms of parking and highway safety and in accordance with saved Policy P3 of the Local Plan First Review.

Conclusion & Recommendation

The proposal would be harmful in terms of design and amenity of a neighbouring property. As such the proposal is considered contrary to local and national planning policy.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	11.05.2026	Dated:	12th May 2026