



Delegated Report

Householder Planning Application

Planning Application No: 20260737

Location: 68 Windsor Road Gravesend Kent DA12 5BN

Description: Demolition of the existing two storey front extension and construction of a replacement two storey extension with a hipped roof, conversion of the existing front hipped roof to a gable end, relocation of the front entrance door, and construction of an open lean-to entrance porch.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

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

002A – Existing Floor Plans

003A – Proposed Floor Plans

004A – Existing Elevations

005A – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
20260405	Erection of part two-storey rear/side extension and a single-storey rear extension.	Permitted	10.06.2026
20260063	Erection of a two storey front extension, a two storey side extension, and a single-storey rear extension.	Refused	16.03.2026
20260061	Formation of an additional dropped kerb to provide an in-and-out driveway arrangement.	Permitted	16.03.2026
20260060	Application for a Lawful Development Certificate for a construction of an outbuilding.	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
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

As set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012 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

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 (2026), the Council will also seek to replace these.

National Planning Policy Framework (2026)

- Section 4 -Achieving Sustainable Development
- Section 5 – Meeting the challenge of climate change
- Section 12 – Making Effective use of land
- Section 14 – 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)

Emerging Local Plan as a Material Consideration

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (Planning and Compulsory Purchase Act 2004) and section 70(2) of the Town and Country Planning Act 1990 (Town and Country Planning Act 1990) make it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise.

Decision Making Policy DM4 of the Framework sets out that when considering development proposals, relevant policies may be given weight, however, this is subject 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 compliance of the relevant policies in the emerging plan with the policies for plan-making in this Framework (the closer the policies in the emerging plan to the policies in this Framework, the greater the weight that may be given to them).

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 of the Framework, which from 17 August 2026 Decision Making Policy DM4 of the Framework.

The Council's emerging Local Plan has reached the Regulation 19 Consultation stage, with the consultation having ended on 18 August 2026. The emerging Local Plan does not form part of the Development Plan.

The Council is aware that third parties have raised objections to the wider emerging Local Plan and specific policies within it. Therefore, at present the Council cannot categorically state that the emerging Local Plan

can be considered sound and consistent with the National Planning Policy Framework (2024) [as an emerging Local Plan being brought forward under the legacy system, it would be examined under the 2024 Framework]. 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

Consultees

Ward Councillors

No comments received.

KCC Highway

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. The final date to submit comments ended on 2nd September 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

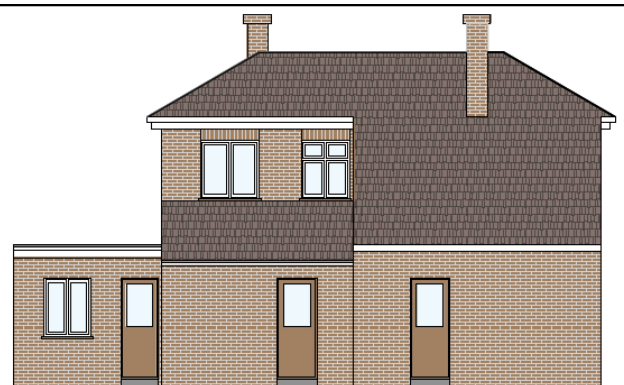
Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy states that the design, layout and form of new development will be derived from a robust analysis of local context and character and will make a positive contribution to the street scene, the quality of the public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

The proposed development includes:

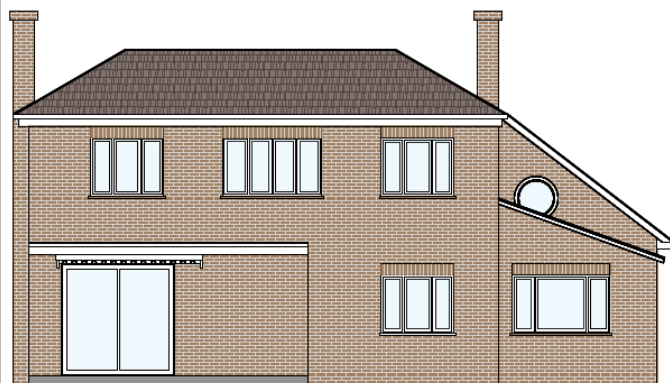
- Demolition of existing two storey front projection.
- Erection of a two-storey front extension with hipped roof
- Hipped to gable roof extension
- Alteration to front door
- Erection of lean-to porch canopy



Existing Front Elevation



Existing South Elevation



Existing Rear Elevation

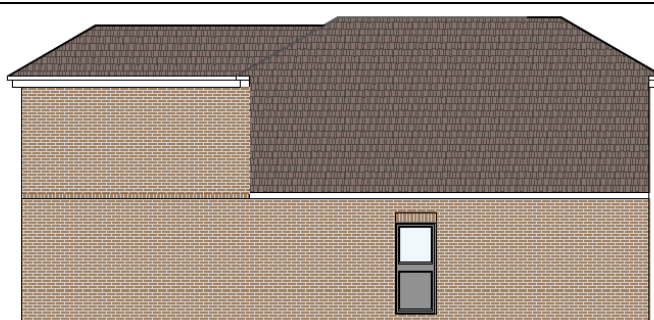


Existing North Elevation

Existing Elevations (Not to Scale)



Proposed Front Elevation



Proposed South Elevation (Side)



Proposed Rear Elevation

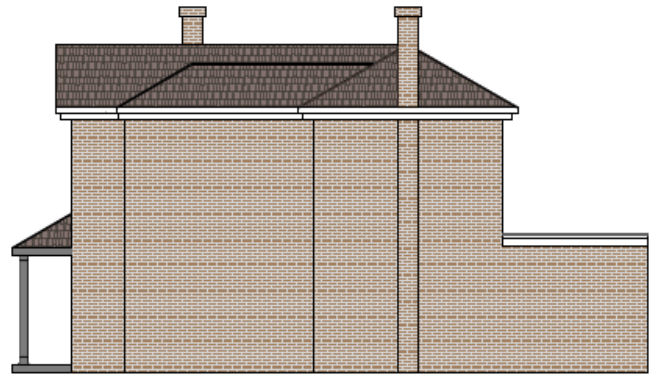


Proposed North Elevation (Side)

Approved Elevations ref 20260405 (Not to Scale)



Proposed Front Elevation



Proposed North Elevation



Proposed South Elevation

Proposed Elevations (Not to Scale)

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.



In this case, the rear of the property would be unchanged. In comparison with the previous approval which would have allowed for a significant increase in depth. This application would retain the 'L' shape of the property. The proposal would alter the front of the property, but it would not extend beyond the existing furthest front building line of this property, or the neighbours to either side.

Much of the alterations in this case would be to the frontage. The neighbouring properties have a mix of designs to the frontage, including gable frontages. In this case the proposed extensions would provide a good balance in terms of retaining subservience via the catslide roof, and integrating the new scheme into the neighbouring character, which often includes stepped frontage, with a mix of gable and hipped roof forms. The application form also confirms that the roof tiles and bricks would match the existing dwellinghouse.

The resulting development would respond appropriately to the character and features of the site and its surroundings, whilst allowing for an appropriate degree of change, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Policy DP3 of the NPPF (2026).

Amenity of Future Occupiers

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) requires new development to be located, designed and constructed so as to safeguard the amenity of future occupiers, including in respect of privacy, daylight and sunlight. Policy L2 of the National Planning Policy Framework (2026) requires sensitive redevelopment and additional development within existing plots to maintain acceptable living standards for residents in terms of access to daylight, sunlight, privacy and external amenity space. Policy P3 further requires development to provide healthy living conditions for occupiers, including adequate access to light.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Single Bedroom (Bedroom 3)	10	6.5

Overall, it is considered that the revised proposal would provide an acceptable standard of residential accommodation and would safeguard the living conditions of future occupiers. The proposal therefore complies with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the relevant Residential Layout Guidelines, and Policies L2 and P3 of the National Planning Policy Framework (2026).

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, 0 comments from members of the public were received.

The neighbours most likely to be impacted by the development are 66 Windows Road to the north and 70 Windsor Road to the south. Whilst neighbours located to the rear (west) of the site would not be impacted as there are no alterations to the rear elevation proposed.

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 minimum distance between the properties would be unchanged. However, the two-storey front extension would result in additional bulk adjacent this neighbour's building. However, this would be 6.6 metres from this neighbour's side elevation. 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. For the most part the proposed front two-storey extension would not be directly visible from this neighbour's property as it would be hidden behind the existing front two-storey projection. The front porch canopy would be visible, but this would be a single storey element with limited impact. The hipped to gable roof at the front would not have a significant impact on this neighbour given the; limited extent of the works, the location of the hipped roof set away from the shared boundary, and the positional relationship between the buildings. The windows on the south elevation would not be altered from the existing situation.

The proposed scheme is considered to overcome Refusal Reason 2 on the previous decision notice. The development is therefore considered to safeguard neighbouring amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the relevant principles of the Council's Householder Extensions/Alterations Guidance, and national decision-making Policies L2, DP3 and P3 of the National Planning Policy Framework (August 2026).

Parking and Highways

The existing dwellinghouse contains a driveway, which provides spacing for one vehicle. The property is a 3-bedroom property, and the number of bedrooms would not be increasing as a result of the proposals. The KCC Parking Standards SPD (2006), required 2 spaces for dwellinghouses of 2 and 3 bedrooms. Whilst it is disappointing to see that the application does not take the opportunity to increase the parking availability, it is noted that this is a maximum parking standard and as there is no proposed change to the number of bedrooms, the scheme would not likely result in increased vehicular usage at the property. It is noted that there is a separate approval recently granted under planning ref 20260061 for *Formation of an additional dropped kerb to provide an in-and-out driveway arrangement*. This would provide a greater level of parking availability.

The proposed development is considered not to result in an increased vehicle and cycle parking

requirement, the scheme would therefore be in accordance with paragraphs TR3 and TR4 of the National Planning Policy Framework (2026), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

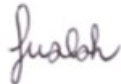
Conclusion

The proposed development complies with all relevant national and local planning policies.

Recommendation

The recommendation is to approve the application.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7th September 2026	Dated:	14 September 2026