



Delegated Report

Householder Planning Application

Planning Application No: 20260405

Location: 68 Windsor Road Gravesend Kent DA12 5BN

Description: Erection of part two-storey rear/side extension and a single-storey rear extension.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form

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

002 A – Existing Floor Plans

003 A – Proposed Floor Plans

003 A – Existing Elevations

005 A – Proposed Elevations

Relevant Planning History

Reference	Description	Decision	Decision Date
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

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)

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

Consultees

Ward Councillors

No comments received.

KCC Highways

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 from members of the public. The final date to submit comments ended on 18th May 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.

This application is a resubmission of the previously refused application reference 20260063;

- 1. The proposed two-storey extensions and roof alterations, by reason of their bulk, massing and design, would result in disproportionate and overly dominant additions which would not appear subservient to the host dwelling. The proposal would fail to respect the scale, form and character of the original dwelling and would therefore harm the character and appearance of the property and the streetscene and is therefore contrary to 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).*

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:

- Erection of a two-storey rear extension

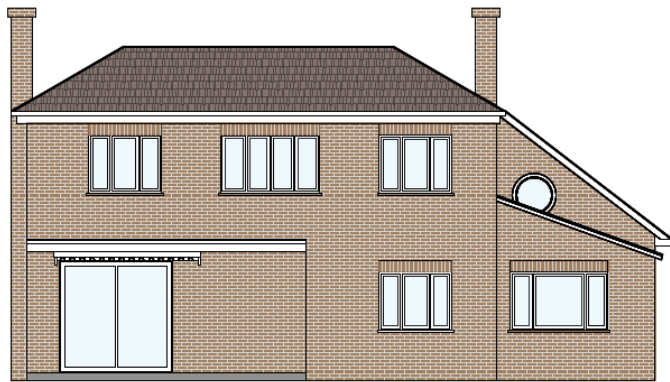
- Erection of a single storey, flat roof rear extension
- Erection of a two-storey side extension



Existing Front Elevation



Existing South Elevation



Existing Rear Elevation

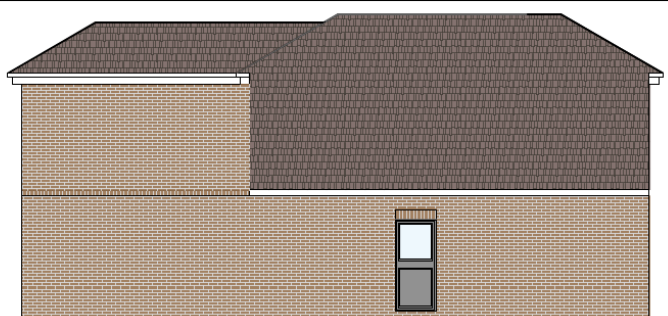


Existing North Elevation

Existing Elevations (Not to Scale)



Proposed Front Elevation



Proposed South Elevation (Side)



Proposed Rear Elevation



Proposed North Elevation (Side)



Proposed Elevations (Not to Scale)

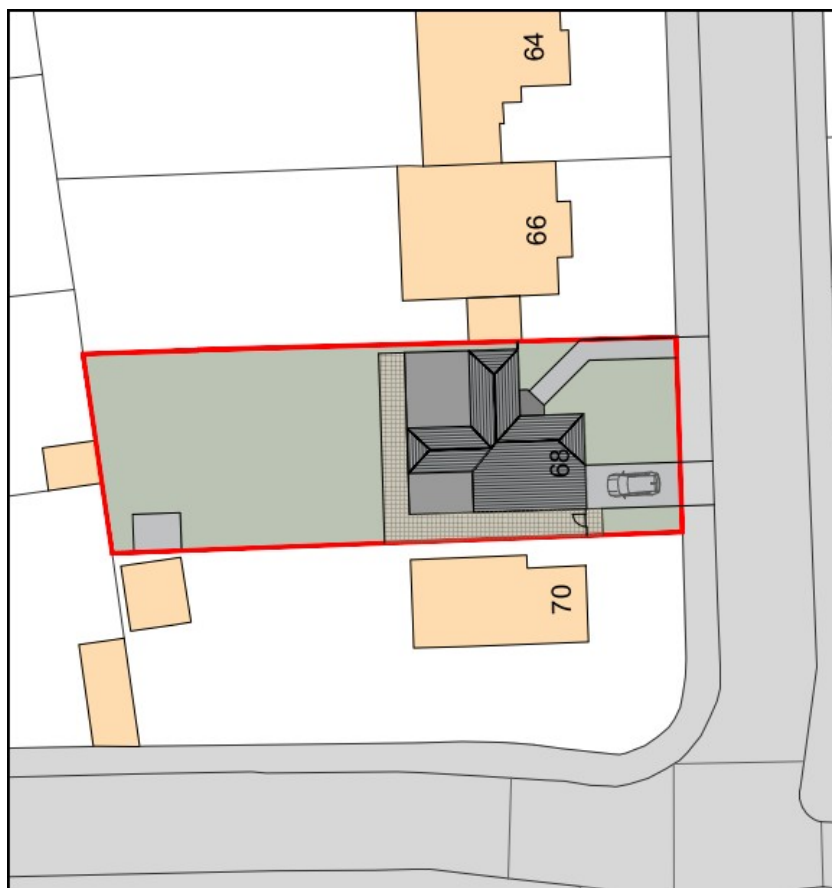
The below image is taken from google earth, and shows the subject property for reference.



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.

The scheme as amended and in contrast with the previously refused proposal, would return the hipped side roof. The L shape of the property would be retained and from the front façade there would be no visible alteration. In addition, as the below Proposed Block Plan shows, the footprint of the building would be similar to nearby properties, and not overly extensive in this area.



Proposed Block Plan (Not to Scale)

Whilst the preference would be a reduction in depth the two-storey rear extension given its extensive nature. Given the small scale in width and the cumulative impact alongside the single storey rear and two-storey side extensions which would be appropriate visually, on balance the scheme would be subservient in appearance with an appropriate scale, in line with the character of the area. It is considered that this scheme overcomes the refusal reason placed on recent decision notice 20260063.

On balance, the proposed development would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 135 of the NPPF (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The NPPF (2024) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

Room Type	Proposed Internal Floor Area (m ²)	Minimum Space Standard (m ²)
Lounge/Living Room	24	13.2
Kitchen/Diner	36.5	12
Bedroom 1	18.8	6.5

Garden Measurement	Proposed Garden Space	Minimum Space Standard
Area	372m ²	60m ²
Depth	23.3m	10m

The proposed rooms would meet the internal space standards as set out in the Residential Layout Guidelines SPG. The external garden area would also exceed the minimum requirements for external space for a 3 bedroom dwellinghouse within the aforementioned SPG.

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, no objection to the proposal was 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 be impacted, given the distance and arrangement of the buildings, this is likely to be to a lesser degree than the 2 neighbours adjoining to either side.

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 proposed 5m deep rear extension would not extend beyond the depth of this neighbour's property and would be single storey in height (2.8m) with a flat roof. Given its single storey form and limited depth relative to the neighbouring property this element of the scheme would not impact the neighbour. The minimum distance between the properties would be unchanged. However, the two-storey rear extension would result in additional bulk adjacent this neighbour's building. However, this would be 9 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. Again, the single storey rear extension would not be deeper than this neighbour's, rear elevation and its single storey nature would limit its impact. The two-storey side extension to the south and rear extension to the west, would create additional bulk but would retain the 3.5m distance between the buildings. The existing situation is that the subject property has a bathroom and bedroom window which face onto 2 windows. Based on the original plans for this property reference 19490418, this appears to serve a bathroom and a staircase. The proposal would result in no windows on these elevations reducing potential overlooking. Again, these are non-habitable rooms and so overshadowing would not result in significant amenity harm in this case.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

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 109 to 114 of the National Planning Policy Framework (2024), 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.

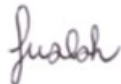
Conclusion

The proposed development complies with all relevant national and local planning policies. The alternative design from planning ref 20260063, overcomes the refusal reason on that decision.

Recommendation

The recommendation is to approve.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	9th June 2026	Dated:	09 June 2026