



Delegated Report

Application No:	20250131
Location:	41 Windsor Road Gravesend Kent DA12 5BW
Description:	Erection of a two storey side extension, two storey rear extension with conversion of roof space to habitable rooms, raising of the roof height and a porch extension, removal of rear garage and resurfacing driveway to create extra parking space.
Applicant:	Mr Shera Singh Kaur

Submitted Documents/Plans

The application comprises the following documents and plans:

- Planning application forms.
- Drawing no. DKM/8524/01 Rev 0 – Location Plan.
- Drawing no. DKM/8524/02 Rev 01 – Existing Block Plan.
- Drawing no. DKM/8524/03 Rev 02 – Proposed Block Plan.
- Drawing no. DKM/8524/04 Rev 01 – Existing Floor Plans and Elevations.
- Drawing no. DKM/8524/05 Rev 03 – Proposed Floor Plans and Elevations.
- Aerial photograph of property.
- Google images of site.

Relevant Planning History

The planning history relating to this site is summarised below.

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
19490503	Erection of a detached house	Permitted	29.10.1949

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The Courts have held that it is a matter of planning judgement as to whether a proposal is in accordance with the development plan when 'read as a whole' and conflict with a particular policy or policies may not pass that threshold.

Where there are other material considerations, the development plan should be the starting point, and other material considerations should be taken into account in reaching a decision. One such consideration will be whether the plan policies are relevant and up to date.

In this instance the development plan for Gravesham currently comprises: -

- The Gravesham Local Plan Core Strategy (September 2014);
- Remaining Saved Policies of the Local Plan First Review (1994); and
- The Kent Minerals and Waste Local Plan 2013 - 2030 (2016, revised 2020).

Gravesham Local Plan Core Strategy (September 2014)

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

Saved Policies in the Gravesham Local Plan First Review (November 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 First 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 and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020.
- Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021).
- Design for Gravesham – Design Code SPD (2024).
- SPG 4 - KCC Parking Standards (2006).

Consultations, Publicity and Representations

Neighbouring properties

Three surrounding properties were consulted, and the application has also been advertised by a site notice. One representation has been received raising the following comments:

- Request that there is no building work at weekends and that work starts no earlier than 8 am and finishes before 6pm during the week.

The overall consultation period expired on 04 April 2025.

Analysis

The application site lies on the eastern side of Windsor Road and comprises a detached, two-storey dwelling. It is located within a predominantly residential area which contains properties of varied architectural style.

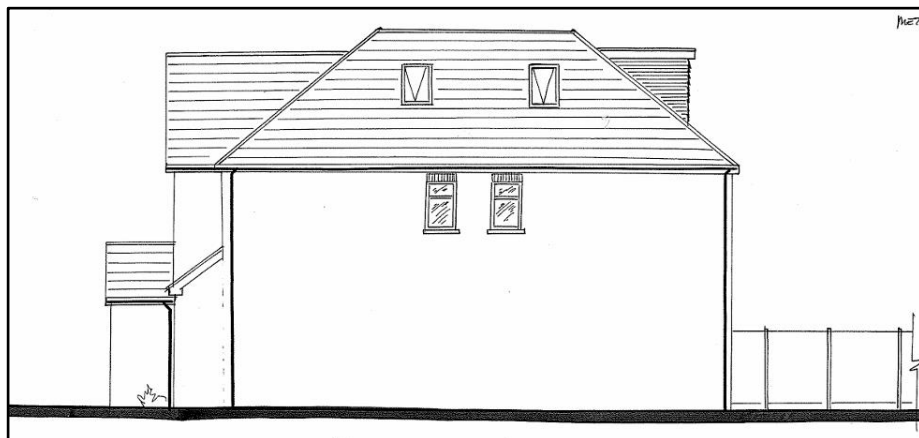
This proposal is described on the submitted application forms as follows:

Two storey side extension, two storey rear extension with adaptations to the roof as well as a porch extension in order to create 4 bedroom ensembles on the first floor and open plan kitchen on the ground floor. Also minor changes to the drive to make 3 comfortable parking spaces with trimming to hedge and resurfacing driveway.

In addition to the above, the submitted drawings appear to indicate that a first-floor front extension would also be provided. This is evidenced from the following extracts showing the existing and proposed side elevations:



Existing side elevation



Proposed side elevation

The main planning considerations relating to this application are:

1. Principle of development
2. Design and visual impact
3. Impacts on residential amenity
4. Highway issues

These issues are assessed below:

Principle of development

The application site is defined on the Policies Map of the Gravesham Local Plan Core Strategy as lying within the urban area. Policy CS02 of the Core Strategy “prioritises development in the urban area as a sustainable location for development”. Therefore, there is no objection to the principle of the proposed development provided it meets the requirements of local and national planning policy and guidance.

Design and visual impact

Section 12 of the NPPF relates to “achieving well-designed and beautiful places” and sets out the Government’s requirements in relation to design issues. Paragraph 131 is particularly relevant:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

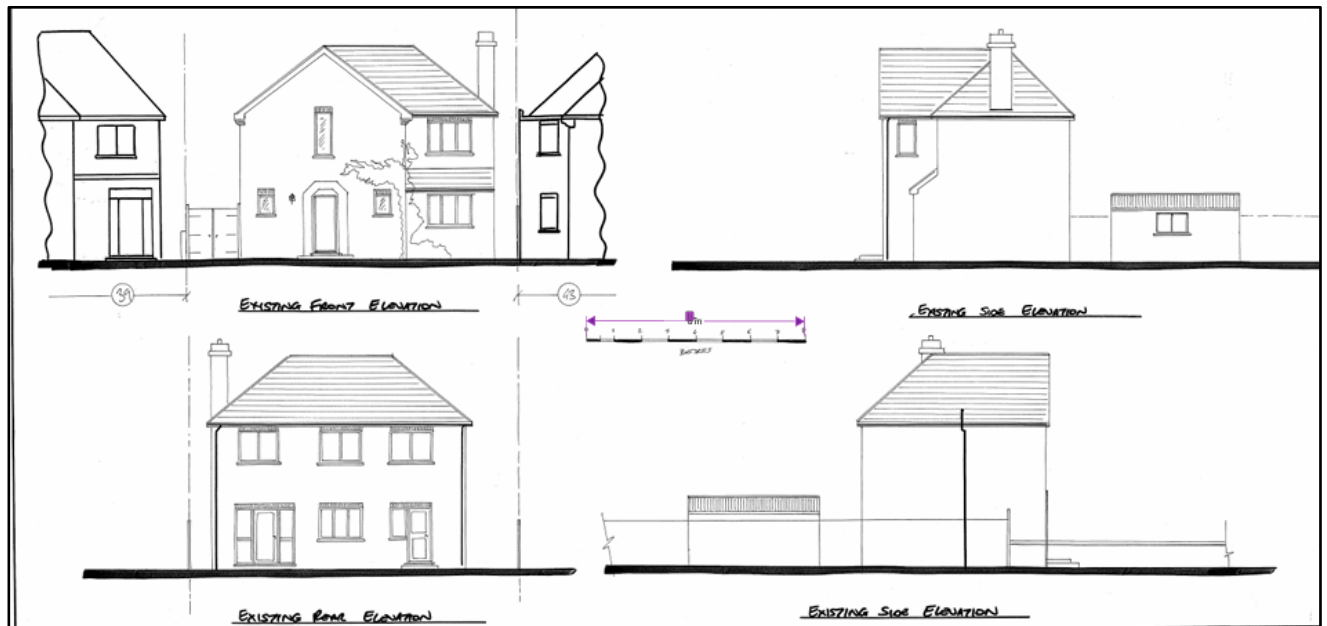
The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”. It also requires new development to “integrate well with the surrounding local area”. In addition, Policy CS19 requires the following:

....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. Account will be taken of the scale, height, building lines, layout, materials and other architectural features of adjoining buildings.

Design for Gravesham (2024) expands on the Core Strategy, and Policy CS19 in particular, to provide additional clarity on what is expected of applicants when submitting design proposals, setting out the minimum requirements to achieve design quality.

The Council’s Householder Extensions/Alterations Design Guide Supplementary Planning Document (SPD) provides design guidance on extensions and alterations and requires that any such proposals “should respect the original character of the existing dwelling, complement and correspond with the character of neighbouring properties and the local area”.

The following extracts from the submitted drawings show the existing and proposed elevations:

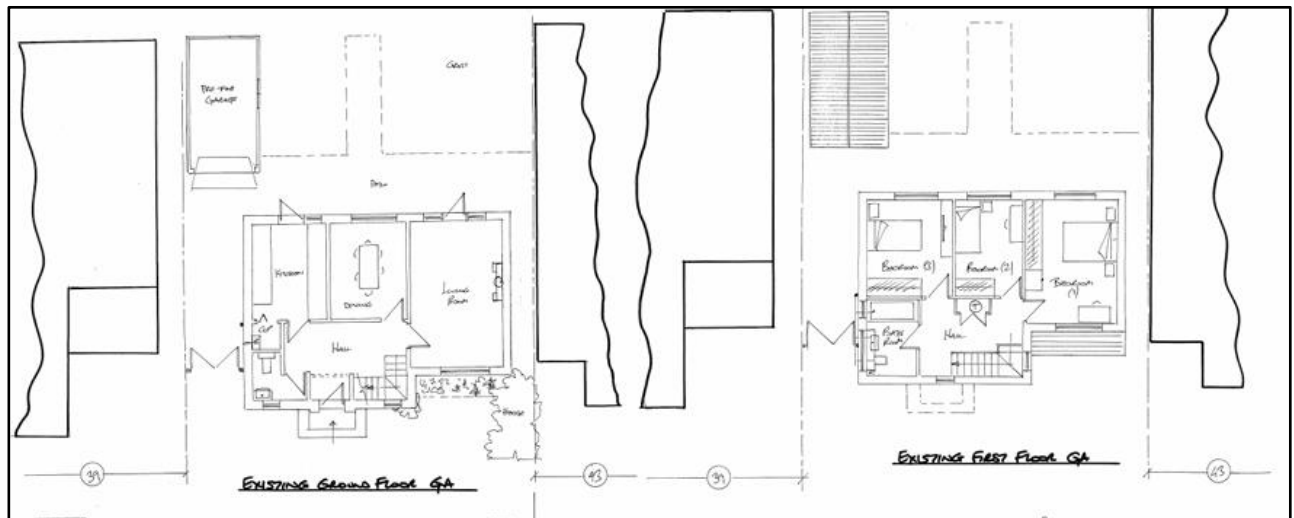


Existing elevations

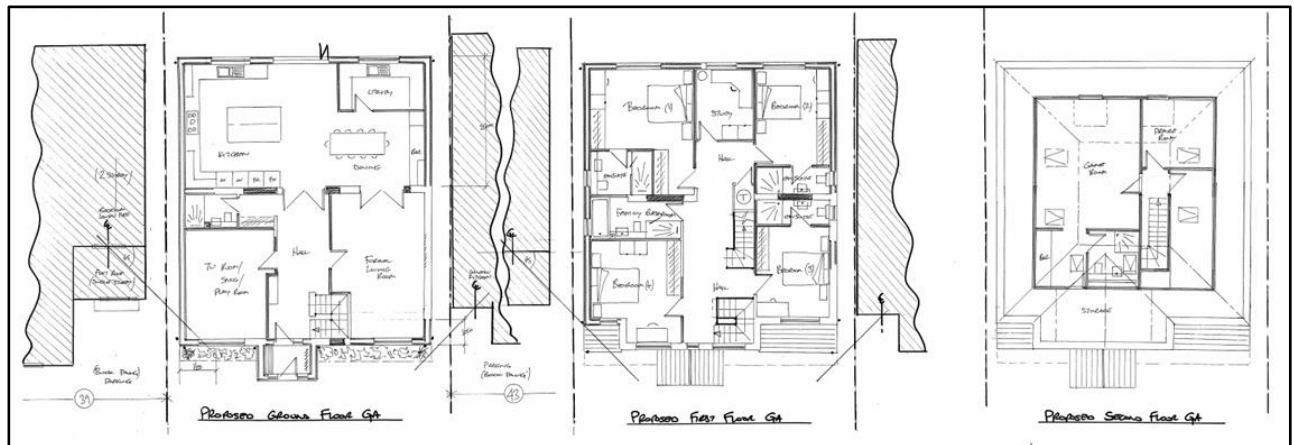


Proposed Elevations

The existing and proposed floor layouts are shown below:



Existing Floor Layout

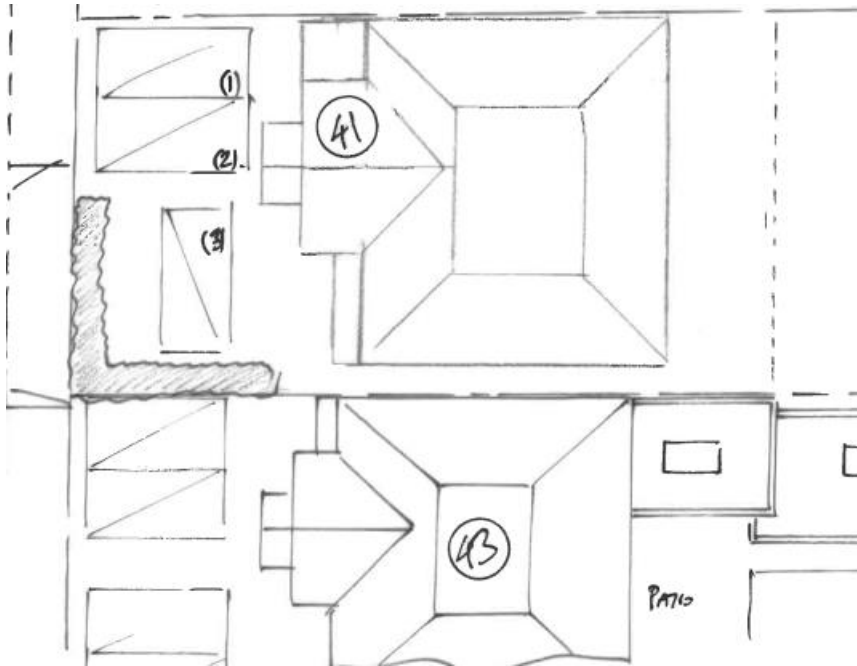


Proposed Floor Layout

Paragraph 9.2 of the Council's adopted Householder Extensions/Alterations Design Guide contains the following requirement:

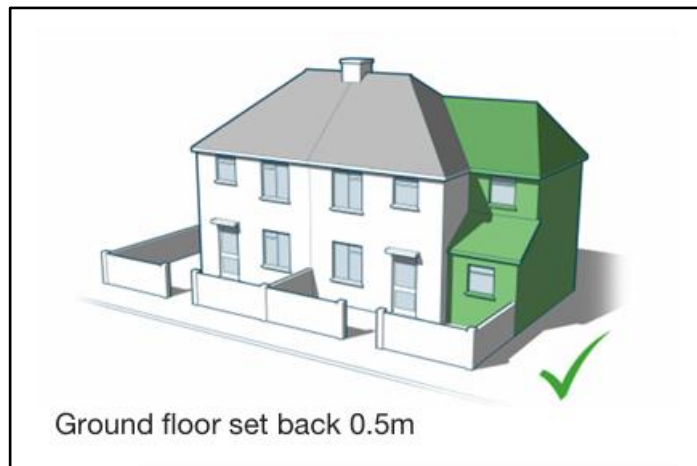
Your proposal should reflect and respect the original character and respond to its features. In order to achieve this as a starting point all residential extensions and alterations should be subordinate to the host property/building, allowing the original building to remain dominant.

In this particular case, the above extracts from the submitted drawings demonstrate that the size and bulk of the proposed extensions would be considerable. The increase in the ridge height of the property combined with the two-storey side extension and front extensions would fail to respect the original character of the existing dwelling and significantly alter the appearance of the dwelling when viewed from Windsor Road. The scale of the development is further accentuated by the extensive flat roof which is required in order to keep the height of the development down;



While the block plan shows a flat roof at the neighbouring property, this is significantly smaller than what is currently proposed.

Paragraph 10.5 of the Householder Extensions/Alterations Design Guide states the “extensions should generally aim to appear subservient to the host building by lying behind the main front building line” and that they should “incorporate roof designs to reflect and generally be subservient to the main property’s roof”. The following illustration from the Householder Extensions/Alterations Design Guide shows how this can be achieved:



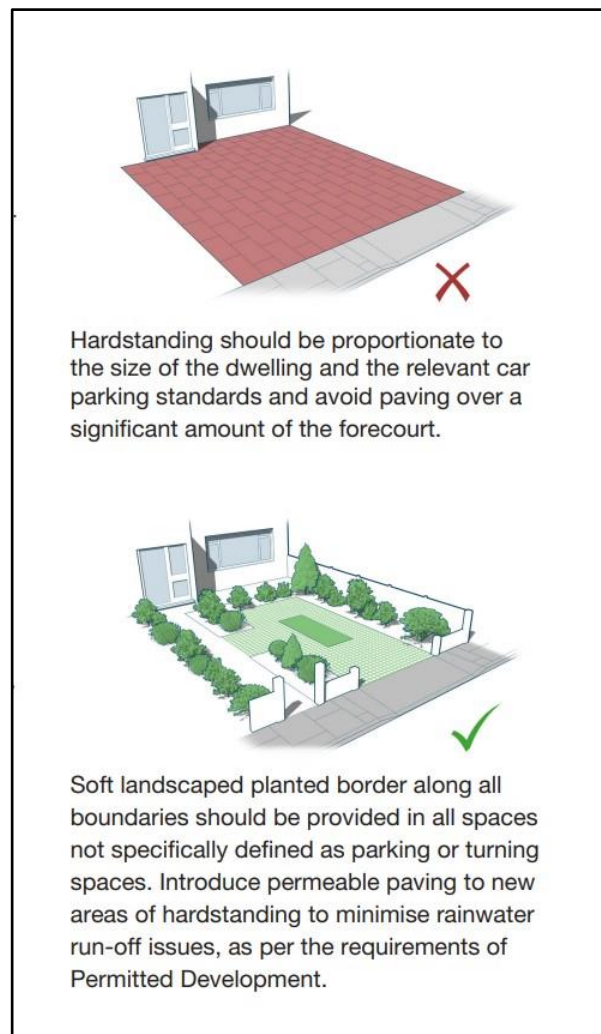
The design of the two-storey side extension fails to incorporate these design elements. Although the first-floor element would be set back from the front elevation of the original property, it would incorporate a roof that would be greater in height than the existing. This would result in the extension failing to appear subservient or subordinate to the host dwelling.

In addition, the two-storey rear extension would be 5.50m deep and span the entire width of the extended dwelling, joining the two-storey side extension. It would be excessive in scale and would form a bulky addition to the dwelling.

Overall, the proposed extensions would result in a significant and disproportionate increase in the

size of the existing dwelling and could not be considered to be subordinate to the host property. The original property would certainly not remain dominant.

This proposal also involves increasing the size of the hardstanding to the front of the property to accommodate an additional on-site car parking space. The resulting hardstanding would occupy a significant proportion of the front garden area. This would have an adverse impact on the visual amenity of the application site. The parking area would fail to meet the requirements of paragraph 10.21 of the Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021) which relates to front gardens and parking. This document contains the following useful image which confirms the requirement that paving over a significant amount of the forecourt should be avoided. Instead, a soft landscaped planted border should be provided in all spaces not specifically defined as parking or turning spaces:



The proposed hardstanding would not be proportionate to the size of the dwelling and would not make provision for soft landscaping to mitigate the impact of this element of the proposal.

In terms of character and appearance, it is noted that other properties in the road vary in design. However, for the reasons set out above this proposal does not meet the requirements set out in current planning policy and design guidance. It would fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD

in relation to the requirement for good design.

Impacts on residential amenity

Paragraph 135 of the NPPF requires planning decisions to, *inter alia*, provide “a high standard of amenity for existing and future users”. In addition, Policy CS19 of the Core Strategy requires new development to be located, designed and constructed to “safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land”.

Privacy

The proposed extensions would be unlikely to result in a loss of privacy to neighbouring occupiers. Two windows would be located at first floor level within each of the flank elevations of the property. All these windows would serve bathrooms or ensuite facilities. As such, if permission were to be granted, they could be conditioned to be obscure glazed and non-opening. Two rooflights are also proposed within each of the side roofslopes. In the absence of cross sectional drawings it is difficult to assess whether occupiers of the dwelling would be able to obtain views from these rooflights. Notwithstanding this, if permission were to be granted, it would be possible to impose a condition to require the submission and approval of details of the position of the rooflights in relation to internal floor areas in order to ensure there would not be a loss of privacy to neighbouring occupiers.

The main aspect of all remaining windows is towards the front and rear of the property. As these views would be towards the highway to the front and garden area to the rear, these windows would not result in window-to-window overlooking or the loss of privacy to neighbouring garden areas.

Sunlight/daylight/outlook

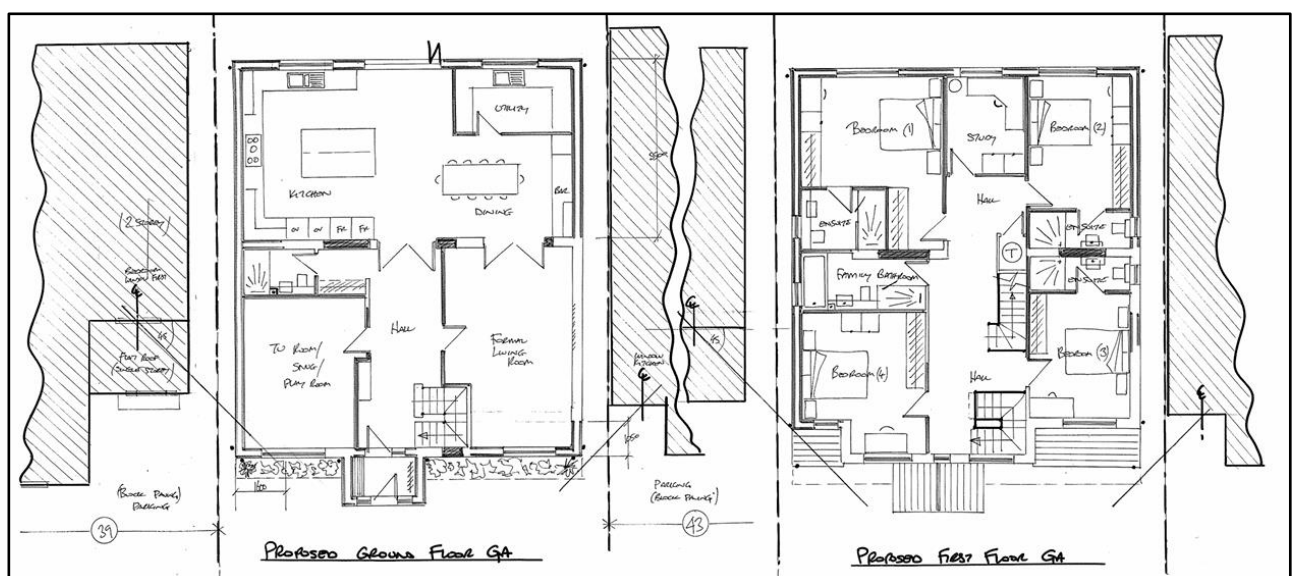
Due to the design and orientation of the development it is unlikely that there would be any adverse impact in terms of loss of sunlight/daylight or outlook. The rear elevations of the adjacent properties are set further back into their respective plots than the application property, as shown in the following image:



As such the proposed rear extension would not significantly impact the occupiers of these properties in terms of loss of sunlight/daylight or outlook.

There are rooflights within the single storey side/rear extension at no. 43 Windsor Road. However, this property lies to the south of the application property which would ensure that these windows do not suffer from a loss of sunlight.

The side and front extensions are also unlikely to result in a loss of sunlight/daylight to neighbouring properties. The following extract from the submitted drawings demonstrates that the development would meet the 45 degree rule as set out in the Council's Householder Extensions/Alterations Design Guide SPG:



Highway issues

Policy CS11 of the Core Strategy seeks to ensure that new development mitigates its impact on the highway and that sufficient parking is provided in accordance with adopted parking standards, reflecting the availability of public transport provision and the accessibility of local services and facilities. Saved Policy P3 of the Gravesham Local Plan First Review requires development to make provision for vehicle parking in accordance with the Kent County Council Vehicle Parking Standards.

The submitted drawings demonstrate that three on-site car parking spaces could be provided. This is considered acceptable and would comply with the Kent County Council Vehicle Parking Standards.

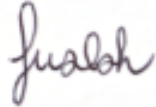
Conclusion

For the reasons set out in this report, this development would not remain subordinate to the host dwelling but instead would be excessively large and prominent. In these respects, the proposal would fail to meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD.

Recommendation:

REFUSE PLANNING PERMISSION

See draft Decision

Case Officer: Gary Edwards	Team Leader: Mrs Faye Walsh
Signed: <i>Gary Edwards</i>	Signed: 
Dated: 22/04/2025	Dated: 23 April 2025