

Delegated Report

Householder Planning Application

Planning Application No: 20250818

Location: 8A Constitution Hill Gravesend Kent DA12 1JT

Description: Installation of solar panels to rear roof slope and an EV Charger to the front wall.

Applicant: Judit Pazmandi

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Planning Application Form;
Site Location Plan;
Drawing No. 01 – Site Plan;
Drawing No. 02a – Elevations as existing South and East;
Drawing No. 02b – Elevations as existing North and West;
Drawing No. 03 – Roof Plan as existing and as proposed;
Drawing No. 04a – Elevations as proposed South and East;
Drawing No. 04b – Elevations as proposed North and West;
Supporting Information – Heritage Statement;
Supporting Information – Myenergi Zappi EV Charging Specifications; and
Supporting Information – Mono Deep Blue 4.0 Solar Panel Specifications.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- TC3 – Development Affection Conservation Areas
- 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 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 16 – Conserving and enhancing the historic environment

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)
- KCC Solar Policy Position Statement (August 2014)
- Windmill Hill Conservation Area Character Appraisal (2007)

Consultations, Publicity and Representations

Consultees

GBC Environmental Protection

There is no objection to this application or adverse comments to make.

GBC Conservation Officer

No comments received.

Neighbouring properties

The application has been advertised by the displaying of a site notice and individual neighbour letters sent to 7 surrounding properties. The overall consultation period expired on 15 October 2024. No comments have been received.

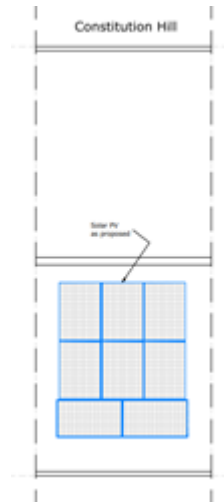
Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application is for the installation of solar panels to rear roof slope and an EV Charger to the front wall. The proposal includes the installation of 8no. solar panel pv array. The panels would be mounted on the rear roofslope of the property. The EV Charger would be located on the pillar wall of the integral garage located to the front of the property.

Proposed Roof Plan



Proposed Elevations



Principle Issues

The site comprises a mid-terrace three storey town house, located within the Windmill Hill Conservation Area within the urban area of Gravesend. The property has an integral garage and hardstanding parking area to the front.

Site Location Plan



Streetscene



Current Google Earth Image:



Taking these considerations into account, the main issues for consideration in the determination of this application are as follows:

- Character and Appearance of Conservation Area
- Residential amenity
- Parking and highways

Character and Appearance of Conservation Area

Policy CS19 (LPCS) requires that new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment.

Policy CS20 (LPCS) states that the Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment.

Section 12 of the NPPF 2024 relates to achieving well-designed places and sets out the Government's requirements in relation to design issues. Paragraph 131 emphasises the importance of achieving high quality, beautiful and sustainable buildings and places. 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.

Paragraph 135 of the NPPF 2024 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history.

The application property is a mid-terrace property whereby the rear roofslope is not visible from public vantage points. In terms of the EV Charger, this would be a small unit attached the side of the garage wall. Overall it is considered that due to the location of the solar panels to the rear of the property and modest EV unit and location on the side wall, the proposal would not have a negative impact on the conservation area.

On this basis, the proposal would respect the character and appearance of the area and the Windmill Hill Conservation Area and would comply with Policies CS19 and CS20 of the Core Strategy 2014.

Residential Amenity

The NPPF 2024 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 135f). The impact on amenity is also considered with regard to the criteria within Policy CS19 of the Core Strategy 2014, 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, and avoid adverse environmental impacts.

Future Occupiers

As the proposal is for solar panels, there are no conflicts with the requirements of paragraph 135(f) of the NPPF 2024 and Policy CS19 of the Core Strategy in respect of the living conditions for future occupants.

Neighbouring Properties

Due to the nature of the proposal, it would not cause harm to the amenities of neighbouring properties in terms of privacy, daylight and sunlight. As such, the proposal would comply with Policy CS19 of the Core Strategy 2014 and paragraph 135(f) of the NPPF 2024.

Parking and Highways

The proposal would have no impact on the existing parking provision and access and there would therefore be no adverse parking or highway issues from the proposal, which would comply with Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS19 and CS20 of the Core Strategy 2014.

Conclusion and Recommendation

The proposed solar panels and EV Charger are considered to be acceptable in terms of the impact on the Windmill Hill Conservation Area, streetscene, residential amenity and highways matters. The proposal would therefore comply with the requirements of Policies CS19 and CS20 of the Core Strategy 2014, saved Policies T1, TC3 and P3 of the Local Plan 1994, and Sections 12, and 16 of the NPPF 2024.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	16 th October 2025	Dated:	23rd October 2025