



Delegated Report

Application No: 20250568

Location: 41 Windsor Road Gravesend Kent DA12 5BW

Description: Erection of a two storey side and rear extension; conversion of loft space into habitable rooms. Roof lights to side and front elevations and 2no. dormers in rear roof slope. Erection of front porch. Removal of rear garage and alterations to driveway for two parking spaces, resurfacing and soft landscaping. Alterations to fenestration.

Applicant: Mrs Amabdeep Kaur

Submitted Documents/Plans

The application comprises the following documents and plans:

- Planning application form.
- 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 03 – Proposed Block Plan.
- Drawing no. DKM/8524/04 Rev 01 – Existing Floor Plans and Elevations.
- Drawing no. DKM/8524/05 Rev 04 – 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>
20250131	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.	Refused	23.04.2025
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

Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties have been consulted. No representations have been received. The overall consultation period expired on 27 June 2025.

Background

In February 2025 a planning application relating to this property was submitted to Gravesham Borough Council seeking permission for the following:

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.

This was refused permission on 23 April 2025 for the following reasons:

1. *The scale, size, height and bulk of the proposed extensions would result in an excessively large and overly dominant development that would not remain subordinate to the host dwelling, further accentuated by the large flat roof element. The design of the development would be unsympathetic and not in keeping with the character and appearance of the host dwelling and would therefore be contrary to the National Planning Policy Framework (2024), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).*

The current application seeks to overcome this reason for refusal. The main difference between the existing scheme and the previously refused scheme is that the depth of the rear two storey extension has been reduced from 5.5m to 5.0m. This has also resulted in an associated reduction in the bulk of the rear extension and a reduction in the height of the roof of the resulting dwelling by approximately 0.3m from that previously proposed.

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:

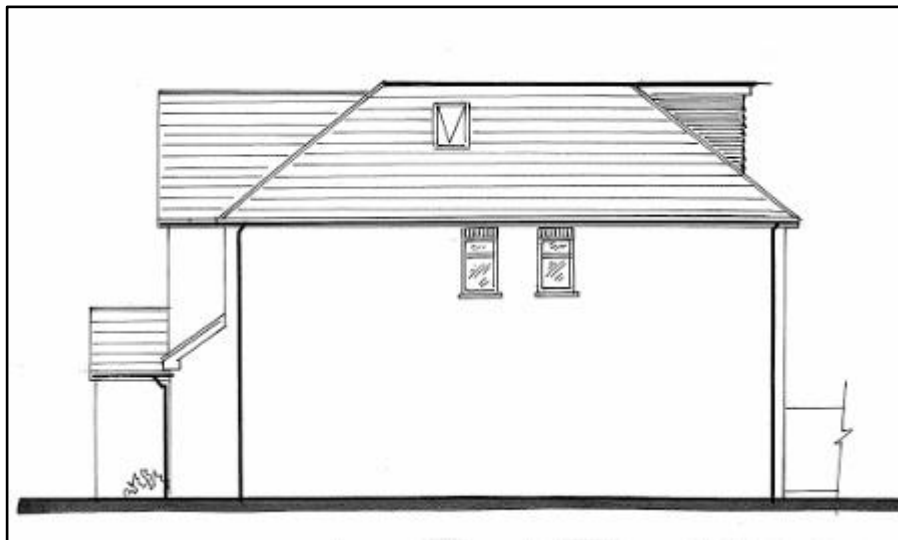
Two storey side extension, two storey rear extension with adaptations to the roof as well as a porch extension in order to create 4 bedrooms, 3 en-suites on the first floor with a family bathroom and open plan kitchen on the ground floor. Also minor changes to the drive to make 2 comfortable parking spaces with trimming to hedge and resurfacing driveway and newly laid lawn to soften the front.

In addition to the above, the submitted drawings 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. Indeed, it should be noted that in the assessment of the previous planning application relating to this site, no objection was raised to the broad principle of the proposed development.

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.

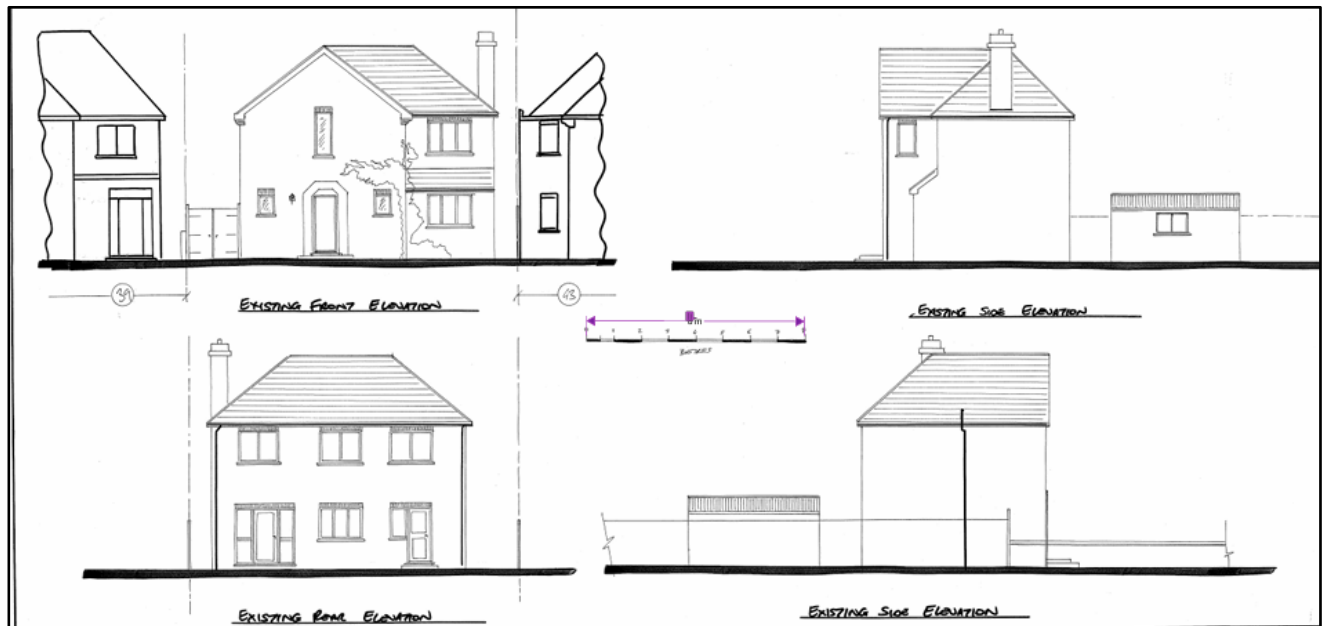
The aims set out in paragraph 131 of the NPPF are reflected in Policy CS19 of the Council’s Core Strategy. This requires new development to be “visually attractive, fit for purpose and locally distinctive” and to “conserve and enhance the character of the local built, historic and natural environment”.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

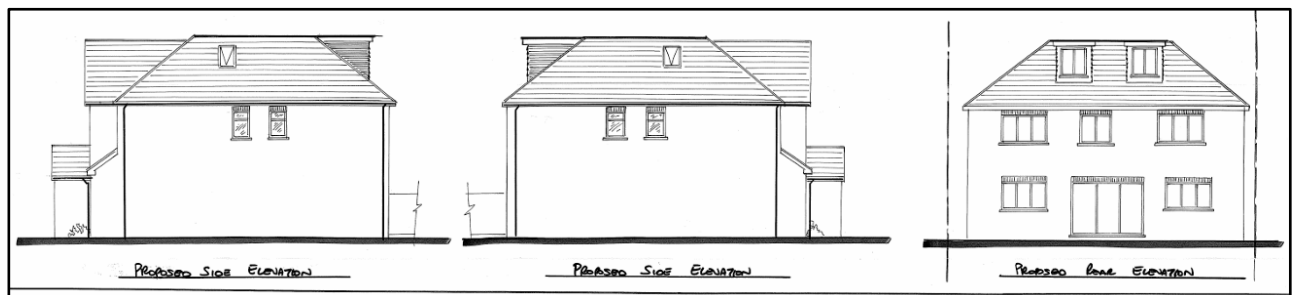
The following extracts provide a useful comparison between the existing elevations of the application property, the elevations of the previously refused scheme and the elevations relating to the current proposal:



Existing elevations



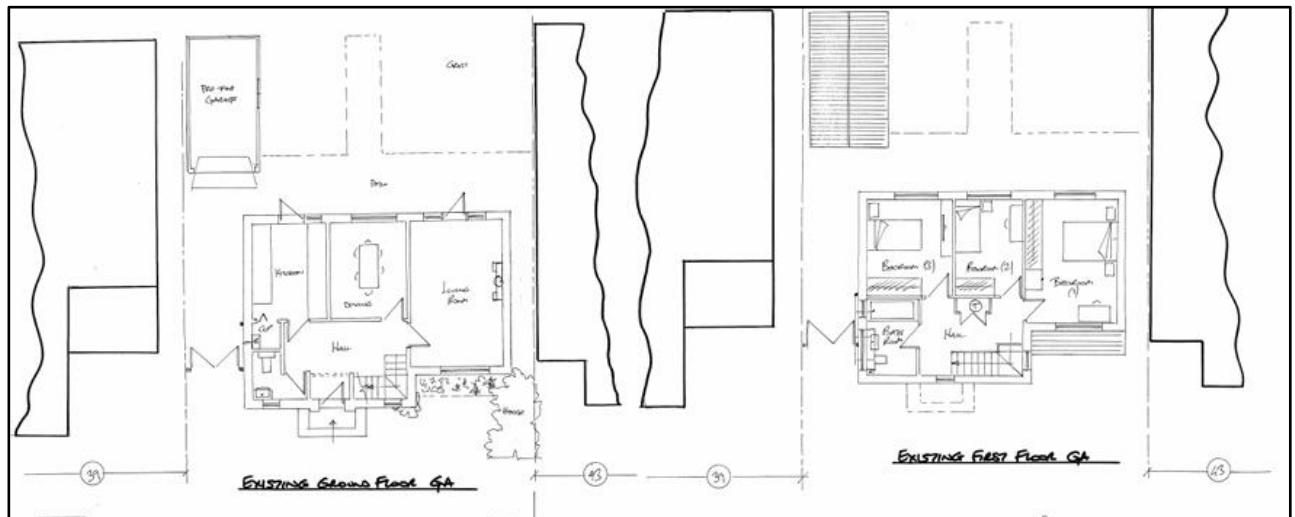
Elevations relating to previous application



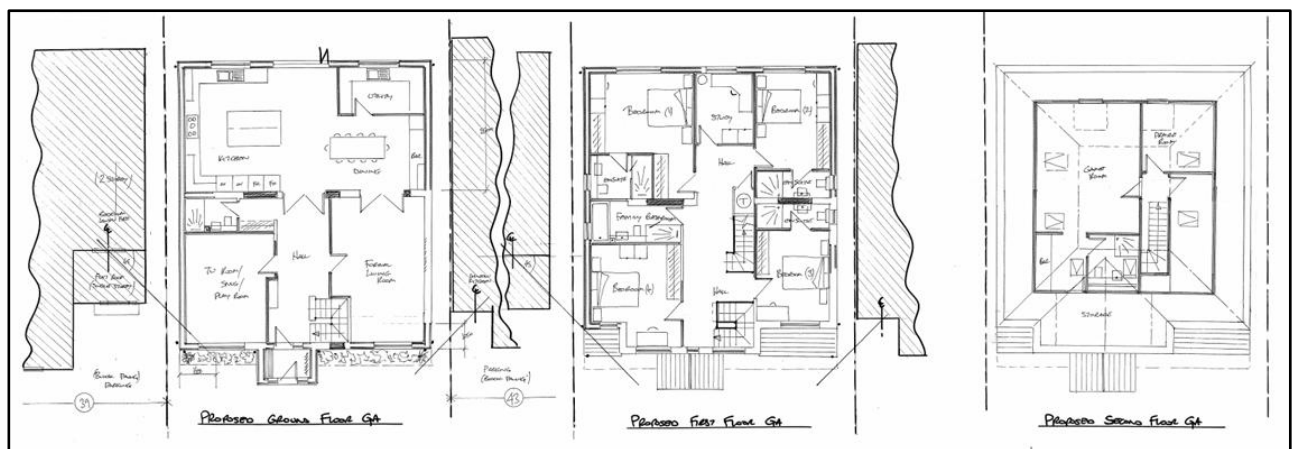


Elevations relating to current application

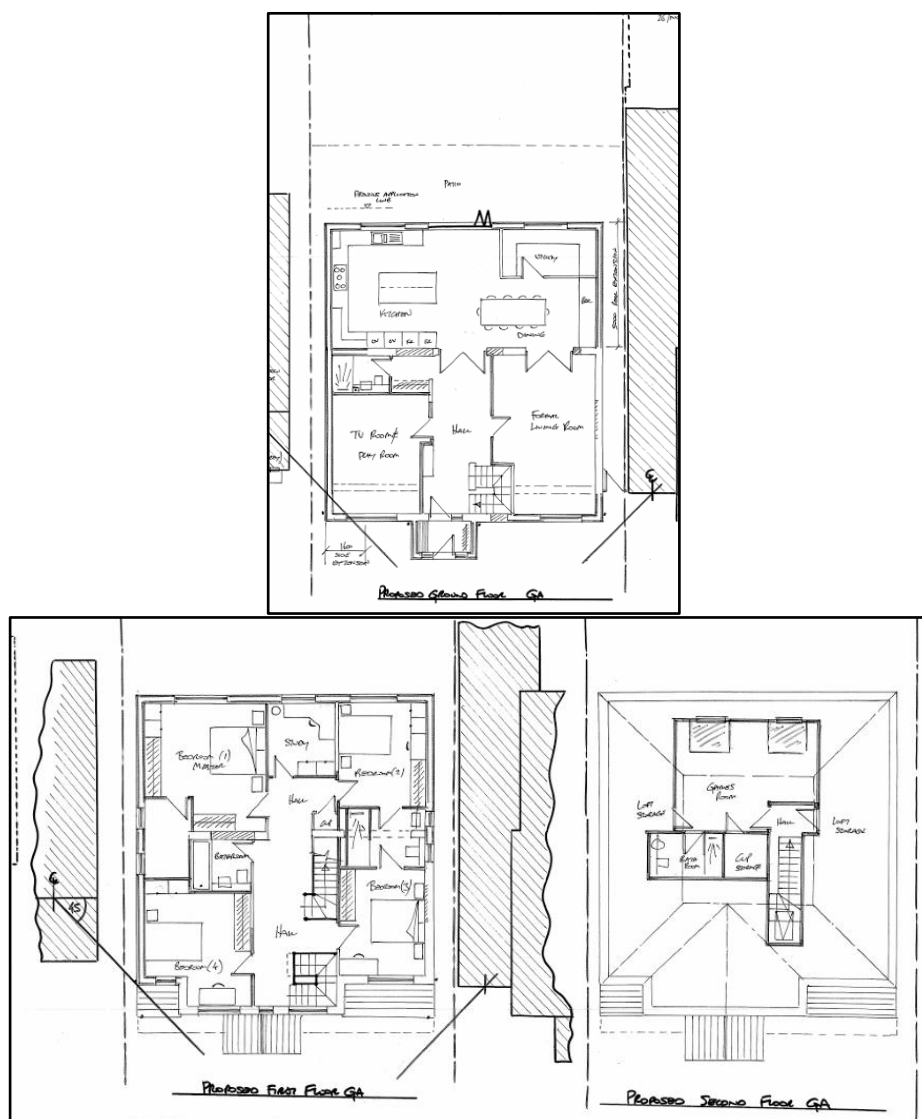
The following extracts provide a useful comparison between the existing floor layout, the floor layout of the previously refused application and the floor layout relating to the current application:



Existing Floor Layout



Floor layout relating to previous application



Elevations relating to current application

In support of the application, the applicant's agent has submitted a detailed letter which provides a comparison of the percentage increase in floor area of the current proposal and the percentage increase in floor area of other extensions that have been approved in Windsor Road.

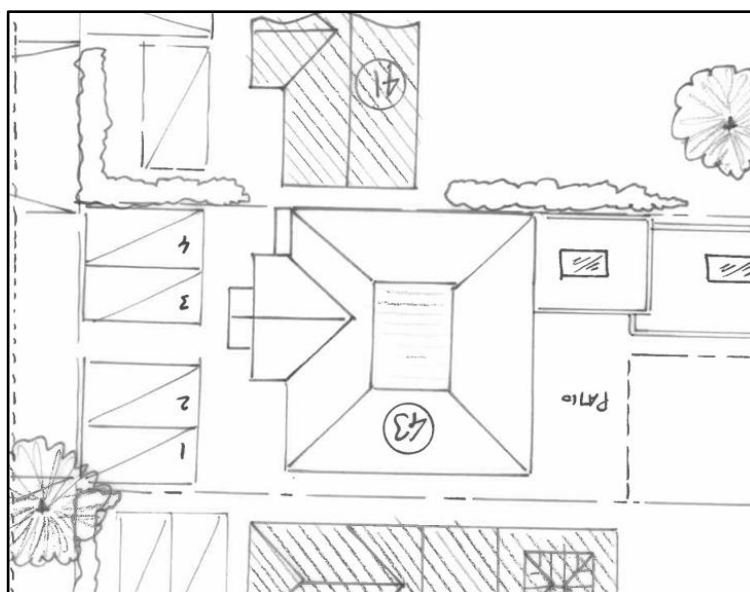
Although this is useful in demonstrating that many properties in Windsor Road have benefited from large extensions, most of the examples provided are of limited value given the variety in the size of the original dwellings and the differences in architectural style.

Notwithstanding this, the circumstances relating to the neighbouring property at no. 43 Windsor Road are considered to be a significant material consideration. The original property at no. 43 Windsor Road appears to have an identical design to the current application property. Over the years this property has been extended in a piecemeal fashion.

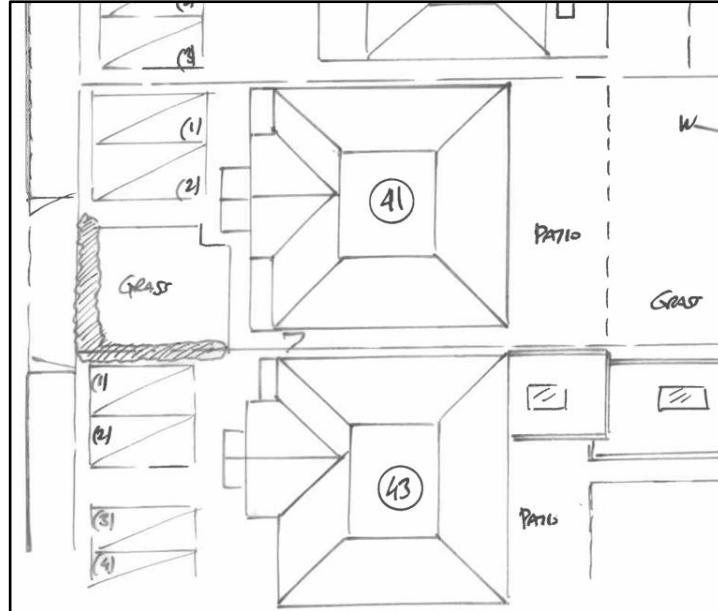
The most relevant planning history relating to this property is summarised below:

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20250162	Demolition of existing UPV and brick porch. Erection of a 2 storey porch to create a new entry and a new seating area on the first floor, alterations to fenestration.	Approved	23.05.2025
20240888	Demolition part rear summer house and construction of summer house and half submerged indoor pool, erection of a first floor extension to side over existing ground floor, conversion of the attic space by changing valleys to flat tabletop roof and changing gables to hips to create a games room and play area.	Permitted	26.11.2024
20200487	Erection of a single storey detached outbuilding	Permitted	10.07.2020
20080520	Erection of single storey side and rear extension to form conservatory and enlarged kitchen	Permitted	22.07.2008
20060326	Erection of two storey rear extension to form lounge and kitchen/breakfast room with three bedrooms over.	Permitted	14.06.2006

The following block plan, which was submitted as part of application 20240888, provides an indication of the difference in footprint between that approved scheme and the property at no. 41 Windsor Road:

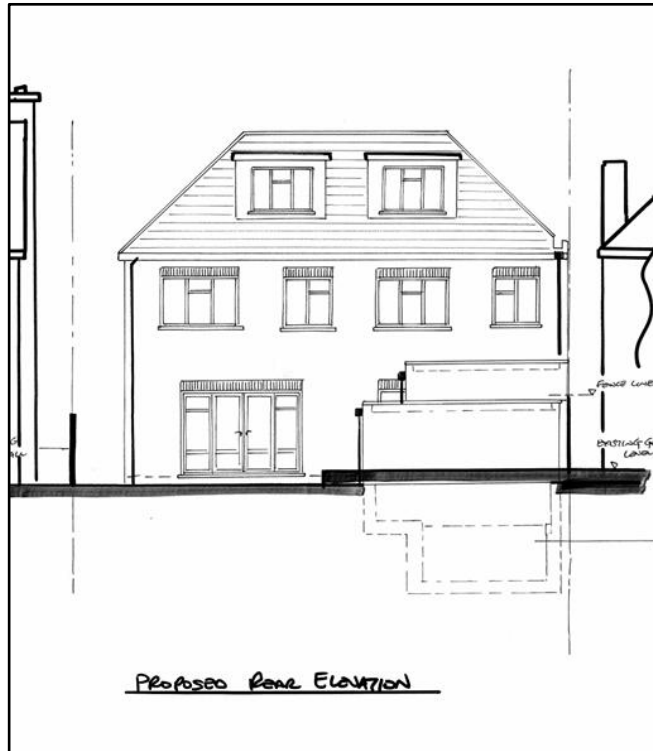


The following block plan, which was submitted with the current application, demonstrates that the proposed scheme would result in a dwelling with a very similar footprint to that permitted at no. 43 Windsor Road following the approval of application 20240888 (it should be noted that permission 20240888 has not been implemented although it remains extant until November 2027):



Similarly the approved front and rear elevations relating to no. 43 Windsor Road and those currently proposed at no. 41 Windsor Road are very similar:





Approved front and rear elevations of no. 43 Windsor Road following permission 20240888





Proposed front and rear elevations at no.41 Windsor Road

The current proposal would clearly add volume to the rear and side of the dwelling as well as the roof. However, following the reduction in the depth of the rear extension and height of the roof, the dwelling would have an almost identical footprint to that of the neighbouring property at no. 43 Windsor Drive. The rear building lines of both properties would align. Furthermore, due to the reduced size of the rear extension and height of the roof, both properties would be of a very similar size. The respective front and elevations of both properties would also have a comparable appearance as evidenced from the above images. Both properties would also have an identical roof design.

It is noted that paragraph 10.5 of the Householder Extensions/Alterations Design Guide states that “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”. This was not achieved with the previous application and has not been achieved with the current proposal. However, given the close similarities between the application property and neighbouring property at no. 43 Windsor Road, it is considered that a flexible approach can be taken in relation to this issue.

In the assessment of the previous application relating to this property, there were concerns relating to the “scale, size, height and bulk of the proposed extensions”. However, in light of the reduction in the size of the scheme and the close similarities with the neighbouring property it is considered that this proposal is now acceptable. This is a very finely balanced judgement but is consistent with the approach taken on the neighbouring property.

The area to the front of the property is predominantly hardstanding. This proposal involves rearranging the parking layout to ensure that a grassed area and soft landscaping can be provided. This would have benefits to the visual amenity of the area and would 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.

In light of the above analysis it is considered that on balance the proposal would meet the tests set out in the NPPF, Policy CS19 of the Core Strategy and the Householder Alterations/Extensions Design Guide SPD.

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

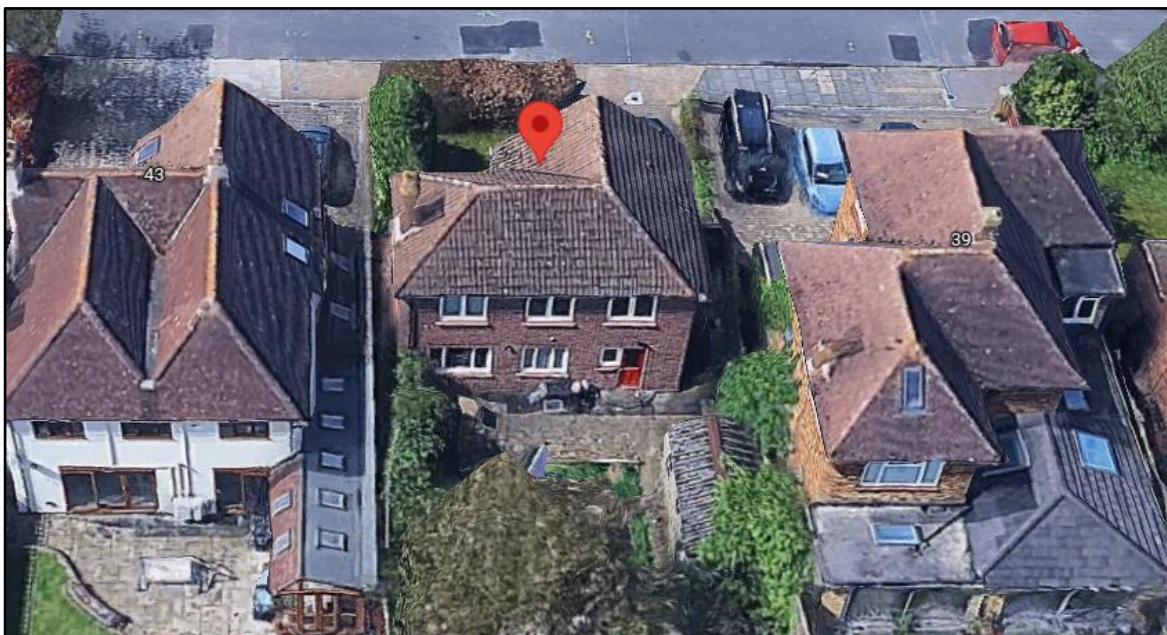
The proposed extensions would be unlikely to result in a loss of privacy to neighbouring occupiers. Two windows would be located at first floor level within each of the flank elevations of the property. All these windows would serve bathrooms or ensuite facilities. As such, if permission were to be granted, they could be conditioned to be obscure glazed and non-opening up to a height of 1.7 metres above floor level.

Single rooflights are also proposed within each of the side roofslopes. In the absence of cross sectional drawings, it is difficult to be absolutely certain whether occupiers of the dwelling would be able to obtain views of neighbouring properties from these rooflights. However, a planning condition requiring the rooflights to be located a minimum of 1.7metres above the floor of the room in which they installed, will ensure that the privacy of neighbouring occupiers is protected.

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

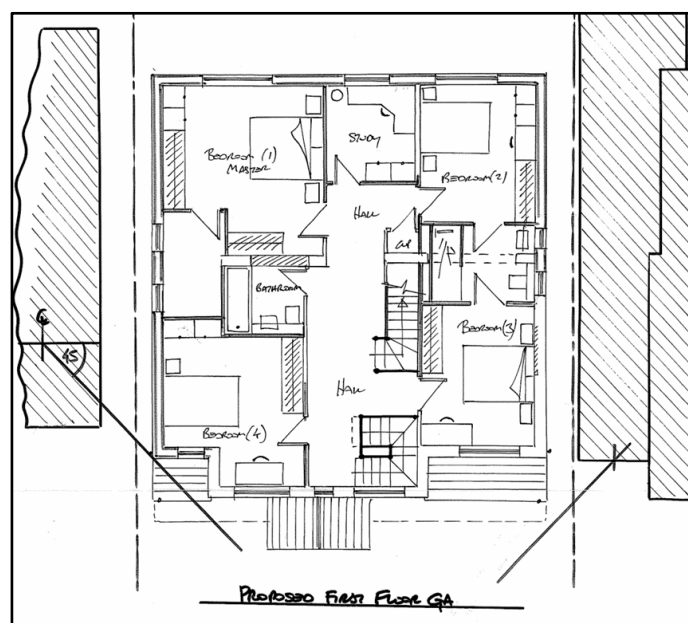
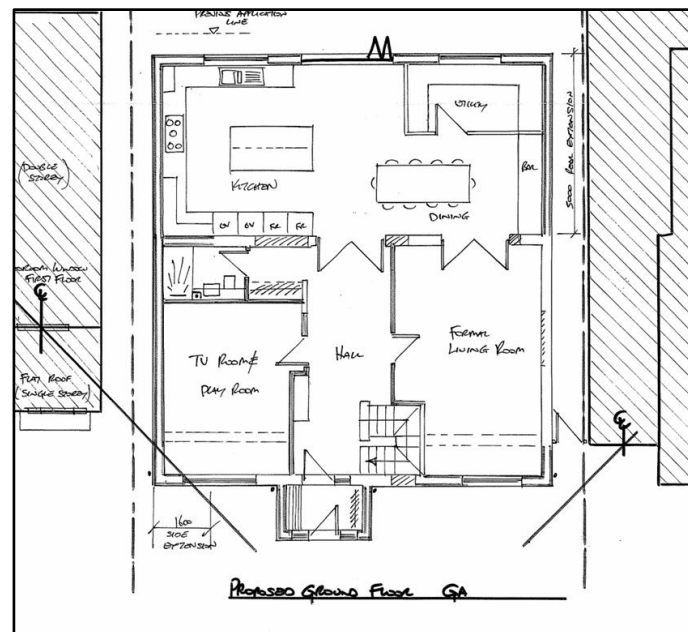
Due to the design and orientation of the development it is unlikely that there would be any adverse impact in terms of loss of sunlight/daylight or outlook. The rear elevations of the adjacent properties are set further back into their respective plots than the application property, as shown in the following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



The proposed rear extension would not project beyond the rear elevations of the neighbouring properties and as such 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 two on-site car parking spaces would be provided. This is considered acceptable and would comply with the maximum requirements set out in the Kent County Council Vehicle Parking Standards.

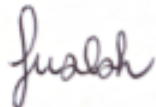
Conclusion

For the reasons set out in this report, it is considered that the proposed development is acceptable in planning terms. This is a finely balanced recommendation but due to the reduction in the size of the scheme from that previously refused and the close similarities with the neighbouring property it is considered that this proposal can now be supported.

Recommendation:

GRANT PLANNING PERMISSION subject to conditions.

See draft Decision

Case Officer: Gary Edwards	Team Leader: Mrs Faye Walsh
Signed: <i>Gary Edwards</i>	Signed: 
Dated: 30/07/2025	Dated: 01 August 2025