

# Delegated Report

## Householder Planning Application

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**Application No:** 20250827

**Location:** 41 Windsor Road, Gravesend, Kent, DA12 5BW

**Description:** Erection of a two storey front extension.

**Applicant:** Mrs Amandeep Singh Kaur

**Site Visit:** N/A Desktop Assessment

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### Submitted Documents/Plans

- Application Form – dated 12 August 2025;
- Covering Letter – dated 06 august 2025;
- Planning Statement – dated August 2025;
- Supplementary Information – Site Photographs;
- Drawing no. DKM/8524/01 – Rev. 0 – Site Location Plan (scale – 1:1250);
- Drawing no. DKM/8524/04 – Rev. 01 – Existing Plans and Elevations;
- Drawing no. DKM/8524/13 – Rev. 01 – Proposed Block Plan;
- Drawing no. DKM/8524/15 – Rev. 01 – Proposed Plans and Elevations.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                       | Decision  | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20250568  | 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. | Permitted | 01.08.2025    |
| 19490503  | Erection of a detached house                                                                                                                                                                                                                                                                                                                      | Permitted | 29.10.1949    |

### 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)

### **Consultations, Publicity and Representations**

#### Consultees

Local Ward Councillors – No comment received.

#### **Neighbouring properties**

A notice was displayed on site 26 September 2025.

In addition, three surrounding properties were consulted and no representations were received. The consultation period expired 17 October 2025.

### **Officer's Analysis**

#### **Site Description**

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.



## Development Proposal

This application seeks planning permission for the demolition of the existing single storey porch and the erection of a two storey.

The proposed porch would have the following dimensions:

- Depth – 2.05m
- Width – 3.3m
- Height (max) – 6.7m
- Height (eave) – 5.2m



## Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive and locally distinctive, should conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Gravesham's Design Guidance SPD (2021) sets out key design principles for extensions, which should reflect and respect the original character of the property and respond to its features and should be subservient and subordinate. The SPD continues to address front / porch extensions, stating that care should be taken to scale and design to respond to and enhance the character of the dwelling and street scene, highlighting that due to their visibility porches are generally discouraged if poorly designed.

As aforementioned in this report, the forward gable projection characterises the application dwelling and is a key feature in its appearance. The proposed porch would be a large feature but remains subservient to the gable in terms of height and would not appear as an overly dominant addition to the property. The two storey porch is a more prominent addition, but is considered to be well designed.

Moreover, the proposed extension is similar in characteristic and scale to the original two storey porch recently approved on the neighbouring property (no. 43) and is considered to be a modern interpretation of the forward bay projection.

Therefore, the proposed two storey porch extension is not considered to have any detrimental impact on the character of the property or street scene, and is a modern interpretation of the two storey bay window projection on the neighbouring property. As such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### **Amenity of Future Occupiers**

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users'. The proposed extensions would provide good sized rooms for future occupiers and is in accordance with local residential layout guidelines. Therefore, the development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### **Neighbouring Amenity**

Policy CS19 (LPCS) requires new development to safeguard the amenity, including privacy, daylight and sunlight, of its occupants and those of neighbouring properties and land and paragraph 135 of the NPPF (2024) requires development to have a high standard of amenity for existing users (in this case surrounding properties).

The proposed porch extension is not considered to impact the amenity of any adjoining property through loss of light, privacy, outlook or sense of enclosure. The application property is detached and there is adequate separation distance to neighbouring properties from the proposed extension. As such, the development is considered to safeguard neighbour amenity in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2024).

### **Parking and Highways**

The application property would retain 4no. off-street parking spaces on the driveway in accordance with Gravesham's adopted parking standards (SPG 4) (2006). Therefore, the proposal would have no impact on parking or the highway network in accordance with Policy CS11 (LPCS) and Section 9 of the NPPF (2024).

### **Conclusion**

The application has been fully considered and is in accordance with local and national planning policy.

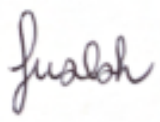
The proposed two storey porch extension is subservient to the original gable and is a modern interpretation of two storey bay projections within the street scene, and is therefore acceptable design. Furthermore, the proposal will safeguard amenity of future and neighbouring occupiers, as well as retain off-street parking provision on the site.

Therefore, it is recommended that the application is approved subject to conditions.

**Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

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|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                 | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 20 <sup>th</sup> October 2025                                                     | <b>Dated:</b>       | 21 October 2025                                                                     |