



DKM Consultants LTD

82 Longfellow Road
Gillingham
Kent
ME7 5QQ
Mob:- 07401 331482 07894670237
Email:- david.meaney@live.co.uk
Web :- www.dkm-consultants.co.uk

01 June 2025

**Gravesham Borough Council
Planning Dept
Civil Centre
Windmill Street
Gravesend
DA12 1AU**

REF – PLANNING FOR 41 Windsor Road, Gravesend, Kent, DA12 5BW

Dear Planners

A Planning application has been submitted on the above address which involves increasing it quite considerably. This property is in a street which has had significantly large planning applications approved and these have been used as reference for this application. Number 41 Windsor Road stands out as one of the few remaining properties that has retained its original look and size. In Contrast the majority of the properties on Windsor Road have undergone substantial extensions, considerably altering their original architectural character.

This is the second application for this proposal and this time the property has been reduced on the rear elevation by 500mm in line with the rear of No 43 and also reduced the usable floor are in the loft, losing the store cupboard, the bar and the prayer room, whilst on the first floor losing an en-suite.

The original property of 41 Windsor road is quiet a small property now compared to almost all the houses on the street because it has not had any planning extensions on it to date so is totally original. Planning for no 43 Windsor Road has recently been approved for a 3 increase in the main property, 4 applications if you include the 2 rear large out buildings.

The initial roof plans of 41 and 43 Windsor Road were identical, and No 43 despite receiving planning permission a few months ago (November 2024) to further increase its footprint with a larger rear extension , recently got granted another application since the decision of No 41 of a 2 storey front porch extension (May 2025).



Due to the increase to No 41 being a large step from the original to be in line with the other properties around it and those granted in the past 5-6 years the client has asked me to demonstrate the percentage increase of 3 other properties as well as No 41. Two of the properties I did the planning for the other I did the building control for, these are detailed below:-

- 1) 28 Windsor Road
- 2) 43 Windsor Road
- 3) 61 Windsor Road

There are other properties that are larger but may not have had a larger % in size from the original and others that exceed what we are demonstrating here but are much older applications and it was important to present applications most recent.

The table below shows what was the M2 of the original house and what has been approved to date, and then shown as an overall percentage increase from the original dwelling. The sizes do not include any out buildings present. All The percentages also include the outbuildings now which have been added since construction. These outbuildings are between 35m2 and 60m2

41 Windsor Road		
Existing M2	Proposed M2	Percentage increase %
106.68	263.48	247
61 Windsor Road		
Existing M2	Proposed M2	Percentage increase %
121.77	433.32	355
43 Windsor Road		
Existing M2	Proposed M2	Percentage increase %
96.48	374.07	387
29 Windsor Road		
Existing M2	Proposed M2	Percentage increase %
115.50	484.46	419

As you can see from the final percentages the application to increase the M2 of No 41 Windsor Road is still much smaller than the others. No 41 has reduced its floor area by reducing the floor plan to the rear by 500mm in line with the rear of No 43 and also reducing the loft space usable area from 61 to 30m2.

This is a reduction in increase percentage by 37%. And a reduction in footprint of 40.4m2.

Please considered this document when making the decision on the planning.



What is being asked for isn't over development with 4 bedrooms (3 of them en-suite) a study, family bathroom, utility room, open plan kitchen dinner, Lounge, sitting room and a games room and prayer room in the loft space which mirrors designs on other properties of this style on the same street.

Regards

David Meaney
DKM Consultants Ltd
Director

