



Delegated Report

Variation of condition

Planning Application No: 20211431

Location: 13 Hornbeams Vigo Gravesend Kent

Description: Application for the variation of condition 3 attached to planning permission ref. no. 20190364 for the erection of a single storey front extension, to allow the retention of the Redland 49 dark grey roof tiles.

Applicant: Mr John Davison

Site Visit Date: 23 December 2021

Submitted Documents/Plans

Application form for removal or variation of condition;
Drawing no. 19-016 sheet 6A Proposed front and side elevations; and
Roof tile details.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20190364	Erection of a single storey front extension.	Permitted	11.06.2019
20060486	Erection of single storey rear/side extension to form kitchen/dining room.	Permitted	20.07.2006

The application site is the subject of an enforcement investigation) relating to the breach of condition 3 attached to planning permission reference 20190364. This application is an attempt to regularise the unauthorised development.

Development Plan

Gravesham Local Plan Core Strategy (September 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)

- No relevant policies

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and Enhancing the natural environment

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide SPD (2021)
- Kent Downs Management Plan (2014)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Heritage

I have no comments on archaeological matters.

Kent Downs AONB Unit

No response received.

Vigo Parish Council

Although generally Vigo Parish Council would ask that the roof tiles match the original, we would inform you that, after careful consideration, in this instance they will not object to the retention of grey roof tiles on this property.

However, the main issue we have with this property is that it is in breach of planning approval due to the painted grey render finish on the extension. The original plans clearly state that the extension would match the existing finish which is brick on the bottom of the house. Vigo Parish Council did not object to the original application as they presumed that the finish would match the existing which it clearly does not.

There are 800 properties in Vigo and only two have a render finish, this being one. The Parish Council have given approval for neither. A render finish is not in keeping with the street scene and original design / style of the village. It would also be in contravention of the restrictive covenants in place.

We would be obliged if this would be something you would also look into.

Neighbouring properties

The application was publicised by a site notice and to four neighbouring properties by letter. No representations have been received.

Officer's Analysis

Planning permission was granted for the erection of a single storey front extension at the application site under reference 20190364. Condition 3 of that permission reads as follows;

3. Notwithstanding the details on the approved plans and application form, all external facing materials used in the development hereby permitted, shall match those used externally on the existing dwelling.

Reason To ensure a satisfactory standard of appearance upon the completion of the development and in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

The extension has largely been constructed but the roof tiles that have been installed are dark grey in colour, which does not match with the brown tiles that are on the main roof of the building (as illustrated below) and is a breach of condition 3;



16 June 2021 image

In addition, the walls of the extension have been faced with grey render, which does not match with the original walls of the building (yellow brick), as is shown below;



25 April 2019 image

The render issue is also a breach of condition 3. Vigo Parish Council states that a render finish is not in keeping with the street scene or the original design/style of the village. The applicant has been made aware that the grey render does not match with the existing building and he has set out that this will not be the final finish for the extension, as he intends to apply brick slips over the render. This action should

ensure that the extension complies with condition 3. GBC Planning Enforcement will monitor the application site to ensure that this occurs or take action as necessary. Therefore this application will be determined with reference to the proposed amended tiles alone.

Design, Character and Appearance

The application site is located in a residential area that is located within the Kent Downs Area of Outstanding Natural Beauty (AONB) and the Vigo Scarptop Woodlands Landscape Character Area (LCA). Whilst it is noted that the proposed tiles would not match with those existing, it is considered that they would not be significantly visually detrimental to the character of the building, the street scene or the wider landscape and as such, they would be acceptable in design terms.

It is noted that Vigo Parish Council have not raised an objection to the proposed tiles.

Overall the proposal would not be out of character with the building or its surroundings and would be in line with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

As such condition 3 of planning permission reference 20190364 can be amended as follows;

Apart from the roof tiles, all external facing materials used in the development hereby permitted, shall match those used externally on the existing dwelling.

Reason: To ensure a satisfactory standard of appearance upon the completion of the development and in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

It should be noted that, apart from condition 1 (which is no longer relevant as the proposed development has been commenced), all the other conditions attached to planning permission 20190364 should be attached to any new planning permission granted.

Conclusion & Recommendation

The proposed development would comply with local and national planning policies and subject to the conditions set out above, planning permission can be granted.

GBC Planning Enforcement to be asked to monitor the application site in relation to the external wall finish.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	26th January 2022	Dated:	26th January 2022