

Delegated Report

Variation of Condition Application

Planning Application No: 20260222

Location: 1 Gabriel Gardens Gravesend Kent DA12 4QD

Description: Application for variation of condition 2 (Approved Plans) attached to planning permission reference number 20250180 for Erection of a new two storey dwelling attached to existing dwelling with associated works. Erection of front porch and creation of vehicular crossover to existing dwelling; to allow erection of single storey side extension

Applicant: Mr And Mrs Usher

Site Visit Date: 10 March 2026

Submitted Documents/Plans

Application form for removal or variation of a condition;
Drawing no. 202C Proposed layout and elevations;
Drawing no. 204F Existing and proposed block plans;
Letter from the agent dated 26 February 2026; and
Ownership notice dated 26 February 2026.

Relevant Planning History

Reference	Description	Decision	Decision Date
20260402	Application for the approval of condition 3 (Hard and Soft Landscaping), condition 4 (Climate Change), condition 5 (Biodiversity Enhancement Plan), condition 6 (Refuse Storage) and condition 7 (Cycle Storage) attached to planning reference number 20250180.	Pending	
20250180	Erection of a new two storey dwelling attached to existing dwelling with associated works. Erection of front porch and creation of vehicular crossover to existing dwelling.	Permitted	31.10.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

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

Shorne Parish Council

The Parish Council has no objection in principle to this proposal for a small side extension to be added.

Ref 20250180 is a re-designed proposal following refused previous applications 20230459 and 20230957 and subsequently a dismissed Appeal. We raised significant concerns in our representations about some aspects of the design and layout. Revised plans were submitted prior to GBC approval.

The present proposal adds a 3m by 12m side extension. The downstairs WC (requires obscured glazing, non-openable below 2m from the floor level) is moved into this, and which also provides a small utility room. The changes improve the ground floor layout. The garden shed is accordingly relocated.

Neighbouring properties

The application was publicised by a site notice and to nine neighbouring properties by letter. Four representations (objecting) have been received and are summarised as follows;

- The proposal would be too close to the garage at no. 3 Gabriel Gardens and restrict space for its maintenance.
- Concerned about future extensions and alterations to the proposed dwelling.
- Groundwork and fencing have commenced prior to the determination of the application.
- Adverse overlooking to nos. 137 and 139 Astra Drive.
- The porch additions do not show dimensions on the submitted plans.
- The porch additions would restrict the view of the road from no. 139 Astra Drive.
- Will the alleyway to the rear of no. 139 Astra Drive be renewed?
- Adverse impacts to wildlife.
- Adverse noise and dust impacts during the building works.
- Adverse parking and highways impacts from construction vehicle parking.

- Adverse impacts to local infrastructure including water supply and pipes.
- The proposed amendments would be a move closer to the refused design.

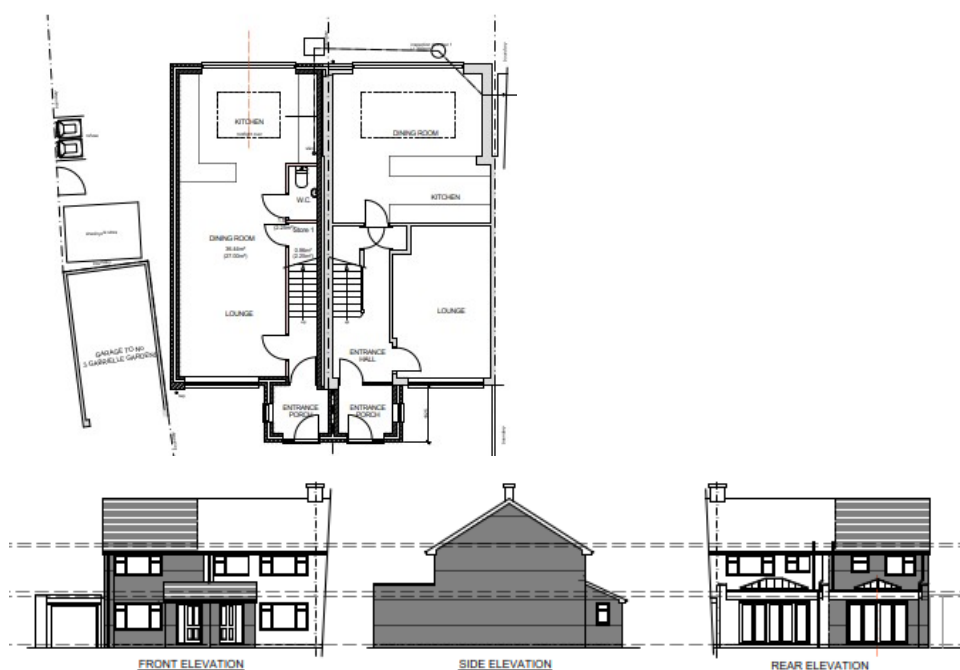
Officer's Analysis

Background

Planning permission was granted in October 2025 for the erection of a two storey dwelling attached to the existing dwelling at no. 1 Gabriel Gardens, with associated works and the erection of a front porch and the creation of vehicular crossover at no. 1 Gabriel Gardens (application reference 20250180). A copy of the delegated report for that application is contained in Appendix 1.

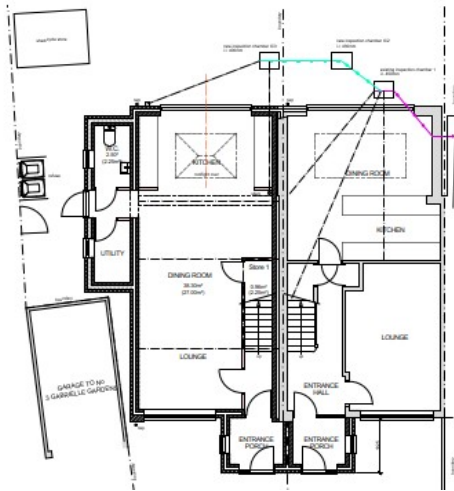
Condition 2 of planning permission 20250180 requires the development to be carried out in accordance with a list of approved plans. This proposal seeks to amend condition 2, to add a single storey side extension to the approved dwelling. The proposed extension is shown on two amended plans, which would replace those approved.

The approved ground floor layout and elevations are as follows;



The proposed amendments to the ground floor layout and elevations are as follows;





It should be noted that, as the principle of the new dwelling and other works has already been accepted, the following discussion will relate only to the proposed amendments.

Design, Character and Appearance

The proposed single storey side extension would be a small addition to the footprint of the building, which would be set away from the side boundary by between 2 and 2.3 metres and have a maximum height of some 3.3 metres and a lean to roof, with an eaves height of some 2.4 metres. As such, the proposal would not be widely visible in the surrounding street scene or from adjacent dwellings and would not result in the new dwelling being an overdevelopment of the application site.

Overall, the proposed development would not have an adverse impact on the character or appearance of the approved building or the surrounding area. Therefore, the proposal would have acceptable design and be in line with CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The proposed development would retain the proposed refuse storage facility and relocate the proposed bicycle storage area. The area of the rear garden would be reduced but it would still significantly exceed the minimum requirements of the Borough Council's adopted Residential Layout Guidelines (RLG) for a two bedroom dwelling.

In order to prevent a loss of privacy for future occupiers, any proposed bathroom/w.c./en-suite windows should be conditioned to be permanently obscure glazed. It is noted that condition 11 of planning permission reference 20250180 already requires this.

Overall, the proposed development would provide a good standard of living for future occupiers and would not be detrimental to their residential amenity. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

Local residents have raised concerns regarding adverse overlooking impacts to nos. 137 and 139 Astra Drive. However, the proposed windows in the side elevation facing these properties would be to non-habitable rooms and most overlooking would be effectively mitigated by the boundary treatments in place. In any event, the proposed w.c. window would be conditioned to be obscure glazed and non-opening.

In terms of overshadowing and overbearing impacts to the occupiers of the surroundings dwellings, due to the design of the proposed development (having a low height and being set away from the side boundary of nos. 137 and 139 Astra Drive) and to the layout and orientation of the surrounding properties, there would be no significant adverse impacts to any existing gardens or windows.

Overall, the proposed development would not be detrimental to the residential amenity of surrounding

occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Parking and Highways

The proposed development would not change the number of bedrooms at the proposed dwelling and there would be no alteration to the approved vehicle and cycle parking or access arrangements.

Therefore, the proposal would make sufficient provision for the parking of cars and cycles within the application site and would not be detrimental to highway safety. As such, the proposal would be in accordance with the Borough Council's adopted Vehicle Parking Standards, would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

Ecology and Biodiversity

Biodiversity Net Gain (BNG) is a mandatory requirement for all new development and proposals must deliver a BNG of at least 10% unless they are exempt. In this instance, the proposed development is exempt. It is noted that a local resident has raised concerns regarding adverse impacts to wildlife. However, appropriate construction practices and the existing biodiversity enhancement conditions on planning permission 20250180, would ensure that there is no harm to wildlife or biodiversity. As such the proposal would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Any Other Material Planning Considerations

The application site is located within an area of multi-period archaeological potential and Groundwater Source Protection Zone 3. The proposed development is within the confines of an existing residential garden and only a relatively small amount of groundworks would occur. Therefore, it is considered that there would be no adverse impacts to groundwater or archaeology. As such, the proposal would be in line with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014) and Saved Policy TC7 of the Gravesham Local Plan First Review November 1994.

Local residents have raised a number of concerns, some of which have been covered in the above discussion. The outstanding issues are summarised (in italics) and commented on as follows;

- *The proposal would be too close to the garage at no. 3 Gabriel Gardens and restrict space for its maintenance* - this would be a civil matter to be addressed by the affected landowners and would not be a material planning consideration.
- *Concerned about future extensions and alterations to the proposed dwelling* – any future proposals would be subject to appropriate assessment if, and when, they are submitted.
- *Groundwork and fencing have commenced prior to the determination of the application* – any such works undertaken by the applicants would be at their own risk and if contrary to the approved plans, should be reported to the GBC Planning Enforcement Team.
- *The porch additions do not show dimensions on the submitted plans and would restrict the view of the road from no. 139 Astra Drive* – there are no proposed alterations to the approved porches.
- *Will the alleyway to the rear of no. 139 Astra Drive be renewed?* - there are no proposed alterations to the approved garden accesses to the rear and side alleyways around the application site.
- *Adverse noise, dust, parking and highways impacts during the building works* – any impacts associated with construction work are not material planning considerations.
- *Adverse impacts to local infrastructure including water supply and pipes* – the proposal would not result in any adverse impacts on local infrastructure and the Building Regulations process would cover water/drainage issues.
- *The proposed amendments would be a move closer to the refused design* – the proposal has been assessed with reference to the planning history of the application site.

It is noted that Shorne Parish Council do not raise any objections to the proposed development.

Ongoing Conditions

Planning permission 20250180 was subject to various other conditions, all of which would remain relevant and should be carried over in any future planning permission. However, it is noted that conditions 8, 13, 14

and 15 refer to drawing no. 204D (existing and proposed block plans) which was an error because the approved drawing was actually drawing no. 204E (as set out in condition 2). The proposed development would amend the existing and proposed block plan to drawing no. 204F. Therefore, for accuracy, in addition to the variation of condition 2, the wording of conditions 8, 13, 14 and 15 should also be varied, as a result of this application.

Conclusion

The proposal would comply with local and national planning policies and subject to the retention of the other original conditions on planning permission 20250180 (with conditions 8, 13, 14 and 15 being amended for accuracy), the proposed amendment to the design of the proposed dwelling would be acceptable.

Recommendation

Planning permission subject to revised conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23rd April 2026	Dated:	23rd April 2026