



Delegated Report

Variation of Condition Application

Planning Application No: 20251059

Location: Rockley House, Wrotham Road, Culverstone, Gravesend

Description: Application for variation of condition 1 attached to planning permission reference number 20250543 for Application for variation of condition 2 attached to planning permission reference number 20230700 for Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces; to allow addition of new rooflights.

Applicant: Mr & Mrs M Green

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. 7456-PD1-011 Rev. E – Site Plan;
- Drawing no. 7456-PD1-010 Rev. F – Floor Plan & Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251003	Application for the approval of conditions 2, 3, 4 and 5 attached to planning reference number 20250543, details of all replacement materials and finishes to be used in the external faces of the building (2), details of the refuse and recycling storage facilities (3), approved details of the cycle storage facilities (4) and details of any external lighting (5).	Approval of details	24.10.2025
20250543	Application for variation of condition 2 attached to planning permission reference number 20230700 for Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces to allow; minor changes to the roof.	Permitted	12.09.2025
20240579	Application for the removal of condition 10 attached to planning permission reference number 20230700 for conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces; to allow the restoration of lawful permitted development rights.	Refused Appeal allowed	21.08.2024 23.04.2025
20230700	Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces.	Permitted	21.02.2024

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 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

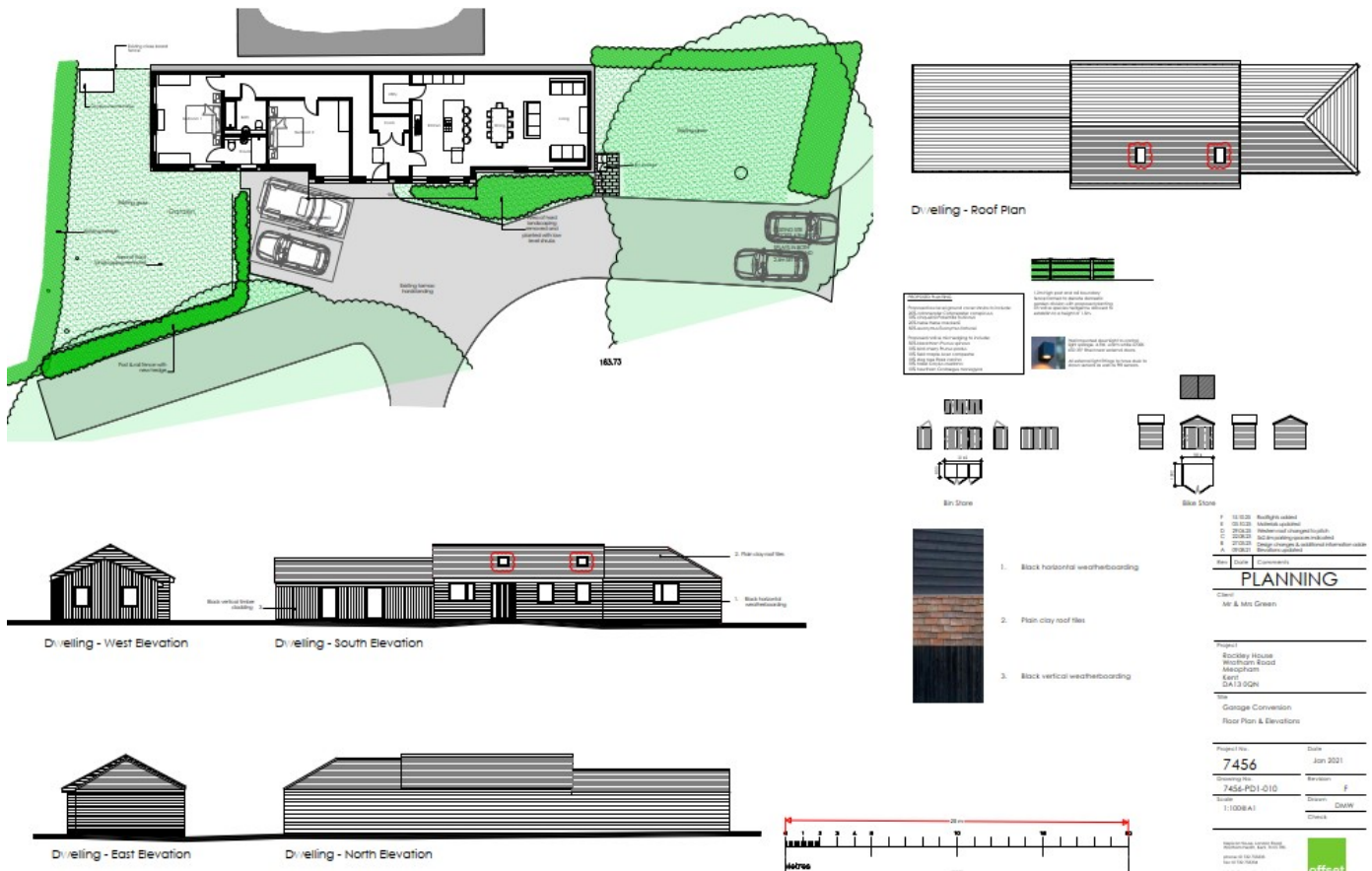
Consultees

Dickens Country Protection Society

Thank you for your letter of 13th October concerning the above. The Society notes that the conversion of the building has been approved in principle. Application 20250543 condition 1 relates to the list of approved drawings to which a modified drawing would need to be added or substituted to allow for the modification. Application 20230700 condition 2 also relates to the list of drawings. Since the request relates to the addition of two roof lights not on an elevation facing the road, the Society has no objection.

No response from:

- Meopham Parish Council



As can be seen there are two rooflights proposed which would be in the front roof slope of the main central section of the building. They would be 0.92m x 0.6m and one would serve the hallway and the other would serve the kitchen area.

The principle issues in the assessment of the application are as follows.

- Whether the proposal would be inappropriate development in the Green Belt including impact on openness;
- Character and Appearance including the effect on landscape character;
- Parking and Highway Safety
- Other Matters
- Whether very special circumstances exist

Whether the proposal would be inappropriate development in the Green Belt including impact on openness

Policy CS02 (LPCS) states that development in the Green Belt will be supported where it is compatible with national policies for protecting Green Belt.

Paragraph 153 of the NPPF (2024) states that inappropriate development if, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF (2024) states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF (2024) states that development in the Green Belt is inappropriate unless one of the follow exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

In this case it is considered point (c) is the most relevant as this is for alterations to an existing building. The principle of the development is therefore considered acceptable subject to an assessment of the impact that the development would have on the openness of the Green Belt and the purposes of including land within the Green Belt.

The proposal would not result in any increase in floorspace over what was already approved under original application ref. 20230700 and as amended under variation of condition application ref. 20240543.

In reference to these, there were no rooflights previously approved and the proposed two rooflights would introduce rooflights for the first time in the roof slope.

However, there are a modest number of rooflights proposed (two) and they are small in their nature in terms of height and width. They would also be contained in one central area of the roof slope only and not spread out. The two rooflights would not result in any material increase in the size or prominence of the building. The use of the rooms they would serve would still remain as a hallway and kitchen area, there would therefore be no intensification of use of the building over what was permitted in previous application reference 20230700 and as amended under variation of condition application ref. 20240543.

As such it is considered the proposed rooflights would not be a disproportionate addition over and above the size of the original building and would have no impact on the openness of the Green Belt and would continue to preserve it.

Paragraph 143 (NPPF, 2024) sets out that the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and

e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

In respect of these it is not considered that the proposal would conflict with any of the Green Belt purposes.

As the proposal would not be a disproportionate addition, would preserve the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt, the proposal would meet the exception (c) of paragraph 154 of the NPPF (2024) and as such the proposal is considered compliant with Policy CS02 (LPCS).

Character and Appearance including the effect on landscape character

The two proposed rooflights are modest in number and size and sensitively located being positioned up from the eaves, in from the sides and down from the ridgeline.

The site is located in the Meopham Downs Landscape Character Area. Given the conversion and alterations to the building which have already been permitted under application ref. 20230700 and as amended by ref. 20250543, it is considered that the installation of two rooflights in the front roof slope would not undermine the key characteristics of the area.

As such it is considered the proposal is acceptable in respect of character and appearance including landscape character and is therefore compliant with Policies CS12 and CS19 (LPCS).

Amenity of Occupiers

There are no changes to the internal floorspace of the building, no additional bedrooms proposed and no impact on the garden area or garden depth of the host dwelling. It would therefore have no harmful impact on the amenity of occupiers and in respect of this matter the proposal is therefore compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Given the siting and scale of the proposed rooflights there would be no impact on the amenity of any neighbouring properties. In respect of neighbour amenity the proposal is therefore considered compliant with Policy CS19 (LPCS). No neighbour representations have been received.

Parking and Highways

The proposal involves no additional bedrooms and no changes to the approved parking provision. In respect of parking and highways the proposal is therefore considered compliant with saved Policy P3 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed amendment to have two rooflights in the front roofslope is considered to not constitute inappropriate development in the Green Belt, would be acceptable in respect of character and appearance and landscape character, occupier and neighbouring amenity and parking and highways. It is therefore compliant with national and local planning policy.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision). However, it is considered prudent to go

through the conditions of application ref. 20250543 here to explain what conditions will need to be attached, what will need to be amended and what will not need to be attached.

Condition 1 (approved plans & documents) – this needs to be re-attached but amended to remove the drawings which are now superseded and add the latest versions of the drawings from this application.

Conditions 2 (materials), 3 (refuse), 4 (cycle storage) & 5 (lighting) – all of these conditions were approved under application ref. 20251003 on 24.10.2025 and therefore do not need to be attached again but an informative should be added to advise the applicant that the development needs to be carried out in accordance with those approved details.

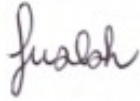
Condition 6 (Soft landscaping) – needs to be re-attached but amended to reflect the latest revision of the drawing number mentioned

Condition 7 (fence) - needs to be re-attached but amended to reflect the latest revision of the drawing number mentioned

Condition 8 (removal of permitted development rights A, AA, B, C, D, E, F, G and H for new dwelling) – needs to be re-attached.

Condition 9 (no additional openings) - needs to be re-attached.

Condition 10 (parking provision) - needs to be re-attached but amended to reflect the latest revision of the drawing number mentioned

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th December 2025	Dated:	11 December 2025