



Delegated Report

Variation of Condition Application

Planning Application No: 20241134

Location: 12 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Application for variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow for a loft room with rear dormer.

Applicant: Mr Kuldeep Singh Kandola

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
KK/06 C (Proposed first floor plan)
KK/08 E (Proposed side elevation facing No. 10 Brenchley Avenue)
KK/09 E (Proposed rear elevation)
KK/10 E (Proposed side elevation facing No. 14 Brenchley Avenue)
KK/15 C (Proposed roof plan)
KK/20 B (Proposed loft floor plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240945	Application for the variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow a loft room with a rear dormer.	Refused	09.12.2024
20240284	Demolition of existing dwelling house and erection of new 4 bedroom dwelling house.	Permitted	23.05.2024
20231210	Demolition of existing dwelling house and erection of a 4 bedroom dwelling house.	Refused	27.02.2024
20010469	Erection of first floor rear extension to form enlarged bedroom with en-suite shower room/w.c.	Permitted	26.07.2001

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- 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 9 – Promoting sustainable transport
- 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

Neighbouring properties

The application has been advertised by individual neighbour letters to 7 properties. The overall consultation period expired on 13 January 2025. Three letters of representation have been received (two from the same person). The main concerns are:

- Apart from reducing the width of the rear dormer this is exactly as previously refused
- This was always the intention
- The rooms will become bedrooms once built
- Over-increase relating to the previous development and adjacent properties
- The garden room is not as requested a reinstated building as previously there was no such building
- Overlooking and loss of privacy
- Out of scale and character/appears as a 3-4 storey block building
- Inadequate plot size for such a substantial structure
- Loss of natural light

Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the variation of condition 2 attached to planning permission reference number 20240284 (for demolition of existing dwelling house and erection of new 4 bedroom dwelling house); to allow a loft room with a rear dormer.

Condition 2 of planning permission 20240284 states as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form

Drawing no. KK/01 (Site Location Plan)

Drawing no. KK/02A (Existing and Proposed Site Block Plans)

Drawing no. KK/03 (Existing Plans)

Drawing no. KK/04 (Existing Elevations)

Drawing no. KK/05A (Proposed Ground Floor Plan)

Drawing no. KK/06A (Proposed First Floor Plan)

Drawing no. KK/07A (Proposed Front Elevation)

Drawing no. KK/08A (Proposed Side Elevation Facing No. 10 Brenchley Avenue)

Drawing no. KK/09A (Proposed Rear Elevation)

Drawing no. KK/10A (Proposed Side Elevation facing No. 14 Brenchley Avenue)

Reason: For the avoidance of doubt and in the interests of proper planning.

The new dwelling is currently being erected. The changes to the relevant drawings relate to the drawings listed in the Submitted Documents/Plans section above, which would replace the plans listed under the original permission. The differences in the elevations are illustrated as follows:

20240284 approved plans

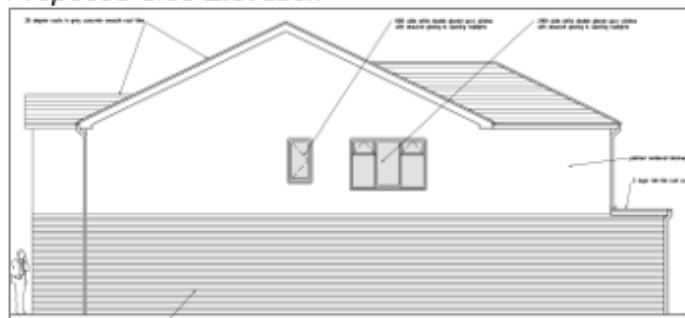
Proposed front elevation:



Proposed rear elevation:

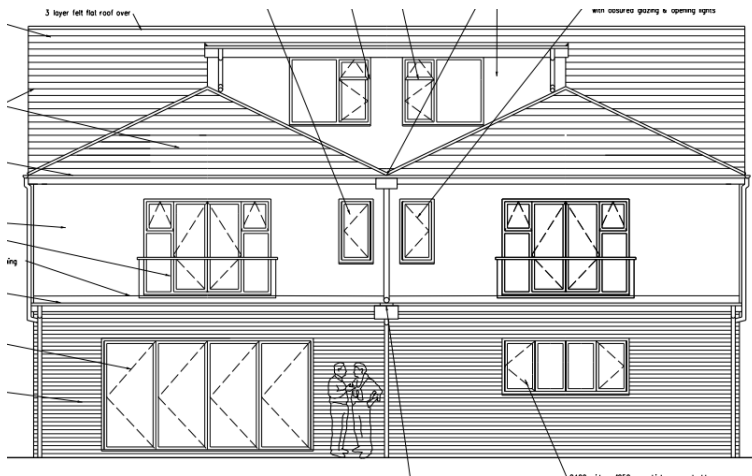


Proposed Side Elevation

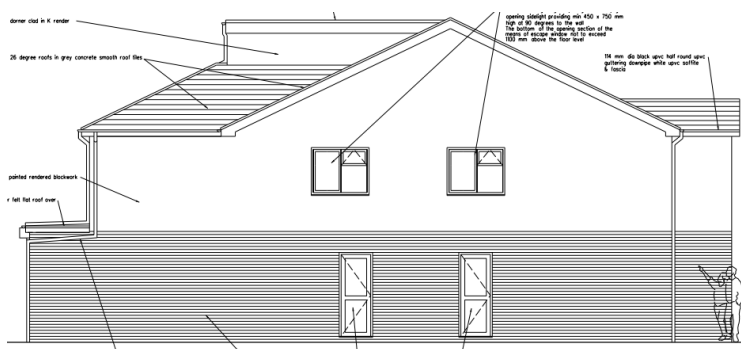


Current proposed plans

Proposed rear elevation:



Proposed side elevation:

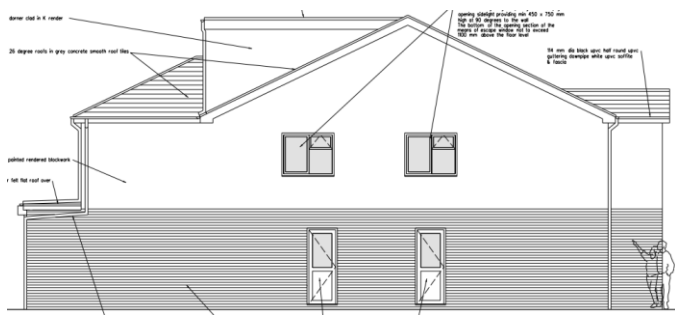


Refused Plans:

Refused rear elevation:



Refused side elevation:



The main changes to the building will be at the side and rear, with the introduction of a rear dormer. The extension to the roof will be for a games room.

Principle Issues

Given the nature of the proposed changes, the main issue to consider in the determination of this application is the design of the proposed elevational changes and the resultant impact on the site. There would be an additional rear dormer window introduced as part of this revised proposal, but its windows would not introduce a level of overlooking above what would be expected in such a residential area as mutual overlooking already exists from first floor windows, nor (given the size of the dwelling already approved) would the revisions significantly worsen the impact on light or outlook. The proposal would not therefore introduce any new or significant impacts on the amenities of existing neighbouring properties and future occupiers, or on parking and highways matters.

Design, Character and Appearance

In terms of the appearance of the site and proposed dwelling, the main external changes to the property would involve the addition of a dormer window in the main rear roof slope, built around the two scaled down pitched roofs of a two storey rear projection allowed under the previous permission.

The proposed dormer would be set in from the edges of the roof by approximately 3.3m and down from the ridge by approximately 0.3m, and would sit between the two pitches of the two storey rear projections. It would be higher than the pitches by approx. 0.8m. Whilst it is not ideal in terms of design, the proposal had originally involved a much larger dormer window, which, due to concerns regarding design and scale, has been amended to that which is now being applied for. The proposed additional floorspace created by the dormer would amount to approximately 85m². This is a significant reduction compared to the previously refused application and, on balance, is considered subservient to the extended dwelling. The roof would be visible from the rear however the dormers position between the two pitches will lessen its overall bulk and on balance is acceptable in design terms.

The proposal is therefore considered to be acceptable and complies with the design requirements of Policy CS19 of the Core Strategy 2014 and paragraphs 131 and 135 of the NPPF 2024, which all seek development to be well designed and respectful of the character and appearance of the area.

Conclusion

The proposed alterations to the approved roof design are, on balance, acceptable in design terms, the impact on the application building and the character and appearance of the surrounding area. The proposal therefore complies with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 131 and 135 of the NPPF 2024.

Recommendation

Permit

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	11 February 2025	Dated:	11th February 2025