



Delegated Report

Removal or Variation of Conditions

Planning Application No: 20250451

Location: 30 Astra Drive Gravesend Kent DA12 4PY

Description: Application for variation of condition 2 attached to planning permission reference number 20200237 for erection of single storey rear, side and front extensions; to allow changes to the single storey rear extension due to the location of below ground drainage pipework.

Applicant: Eleanor Smallwood

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Application Form
- Drawing No: PL-226 (Proposed Plans, Elevations, Section, and Site Location Map) REV A
- Drawing No: PL-226 (Existing Plans, Elevations, Section, and Site Location Map)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20200237	Erection of single storey rear, side and front extensions.	Permitted	01.05.2020

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

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 7 surrounding properties. The consultation period expired on 05.06.2025 and no comments were received.

Analysis

Background

Planning permission reference 20200237 for the erection of single storey rear, side and front extensions. was granted on 23.04.2020. Therefore, the Local Planning Authority has judged the principle of the development as acceptable.

This application seeks to amend condition 2 of planning permission 20200237 under Section 73 of the Town and Country Planning Act 1990 (as amended). For the purposes of this application, no fresh issues can be introduced into the determination, as only the issues relating to the variation of the conditions are relevant.

Condition 2 of planning permission 20200237 reads as follows;

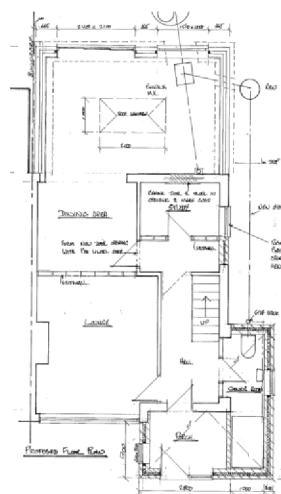
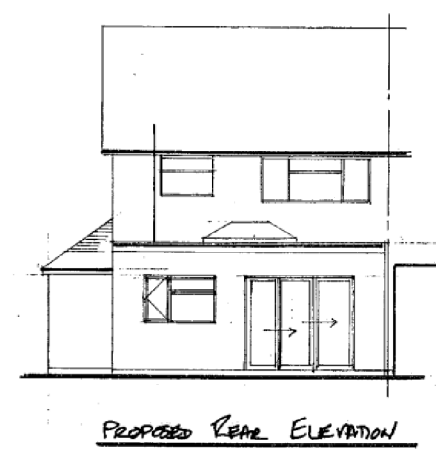
The development hereby permitted shall be carried out in accordance with the following approved plans:

- Application Form;
- Cover Letter;
- Proposed Block Plan;
- Site Location Map;
- Drawing No: 19/11/03 (Existing and Proposed Floor Plans) and
- Drawing No: 19/11/03 (Existing and Proposed Elevations).

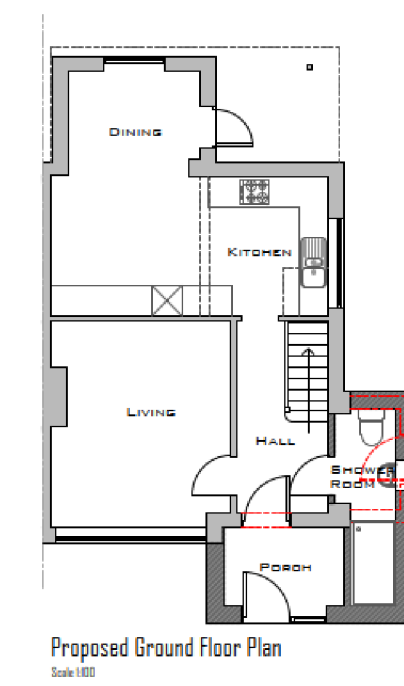
Reason: For the avoidance of doubt and in the interests of proper planning

The applicant has set out that the approved floor plan referenced in condition 2 of planning permission 20200237 cannot be implemented, due to the location of below ground drainage pipework. Therefore, this application seeks to amend the approved plans. The following images are extracts from the approved plans under 20200237 and the proposed plans;

Permitted under 20200237



Proposed Variation



Under permission 20200237 the approved plans comprised a full width single storey rear extension with a flat roof. The extension included a roof lantern and a window and doors in the rear elevation.

However post permission construction works commenced and it was noted that there was drainage pipework underground which meant the full width extension was reduced to part width and the applicant also replace the flat roof to a full width mono pitched roof. The resultant area under the monopitch roof now serves a covered seating area with part of the roof acting as a canopy. The fenestration has also been altered to include a large window in the rear elevation and door to provide access into the garden in the flank elevation.



The area highlighted in purple above is the covered canopy area.

Despite the development being built in a manner which does not comply with the original plans, it is considered that the increase to the roof height the overall development is lesser than what was previously permitted as the extension only spans part width.

The proposed alteration would continue to provide good living conditions for future occupiers and is of an appropriate design. There have not been any objections to the proposed variation and the development would continue to safeguard occupant amenity.

Conclusion & Recommendation

The proposal complies with local and national planning policies and is therefore acceptable.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Date:	07/07/2025		8 th July 2025