



Delegated Report

Variation of Condition Application

Planning Application No: 20250918

Location: The Whitehouse Watling Street Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20250007 for Erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration to allow; extension to rear single storey extension, changes to roof structure over single storey rear extension. Pitched roof to side elevation dormer and rebuild of pool enclosure.

Applicant: Mr Amrit Rehal

Site Visit Date: Previous application ref. 20250007

Submitted Documents/Plans

- Application form;
- Drawing no. 18102-L3 Rev. B - Block Plan As Approved;
- Drawing no. 18102-L4 – Block Plan - Proposed;
- Drawing no. 18102-02 Rev. L – Extensions Roof Plan and Floor Plans – As Approved; and
- Drawing no. 18102-02 Rev. N – Extensions Roof Plan and Floor Plans – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250728	Demolition of existing garage and erection of pitched roof outbuilding to rear garden. Erection of pitched roof garage to front garden.	Refused	12.09.2025
20250007	Erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration.	Permitted	03.03.2025

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

- 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

Consultees

KCC Heritage

My comments remain as submitted 3/2/2025 on the formerly approved application.

Neighbouring properties

3 surrounding properties were consulted plus site notice – overall consultation expiry date was 13.10.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling, the site is located in an Area Of Archaeological Potential.

Planning permission was granted in March 2025 under application ref. 20250007 for erection of two storey front extension, single storey rear extension, first floor rear extension, raising of roof height, installation of dormers in rear and west flank elevations and changes to fenestration.

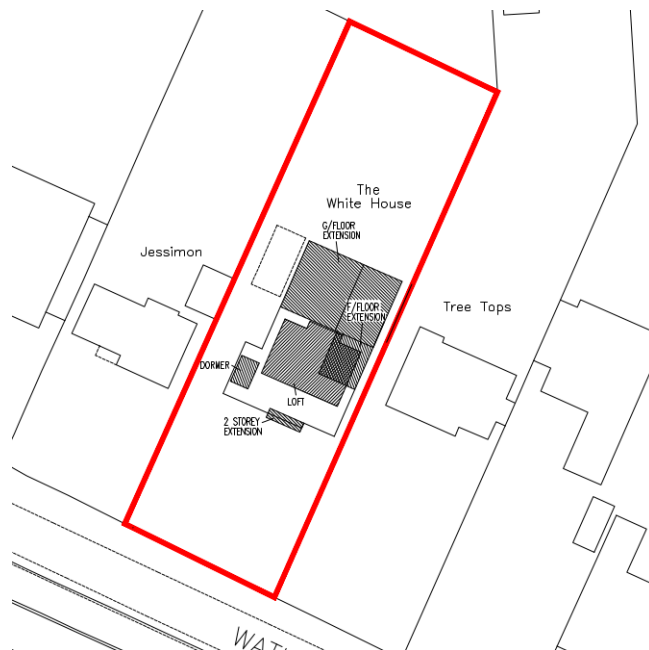
This current application is for variation of condition 2 (approved drawings and plans) attached to planning permission ref. 20250007 to allow an extension to the rear single storey extension, changes to roof structure over single storey rear extension, pitched roof to side elevation dormer and rebuilding of pool enclosure.

For ease of reference the scheme approved under application ref. 20250007 and the scheme as proposed are shown below:

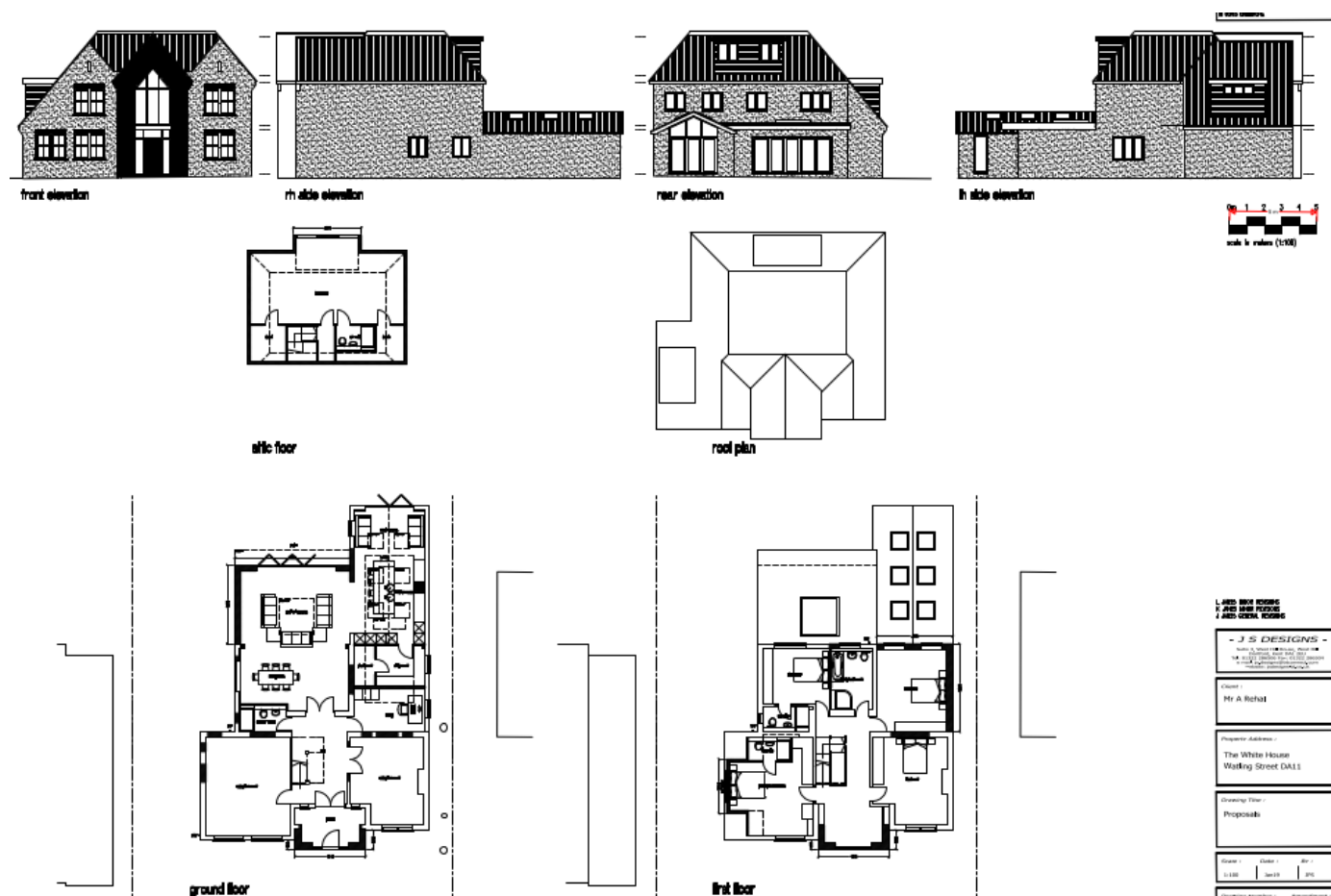
Block Plan As Approved:



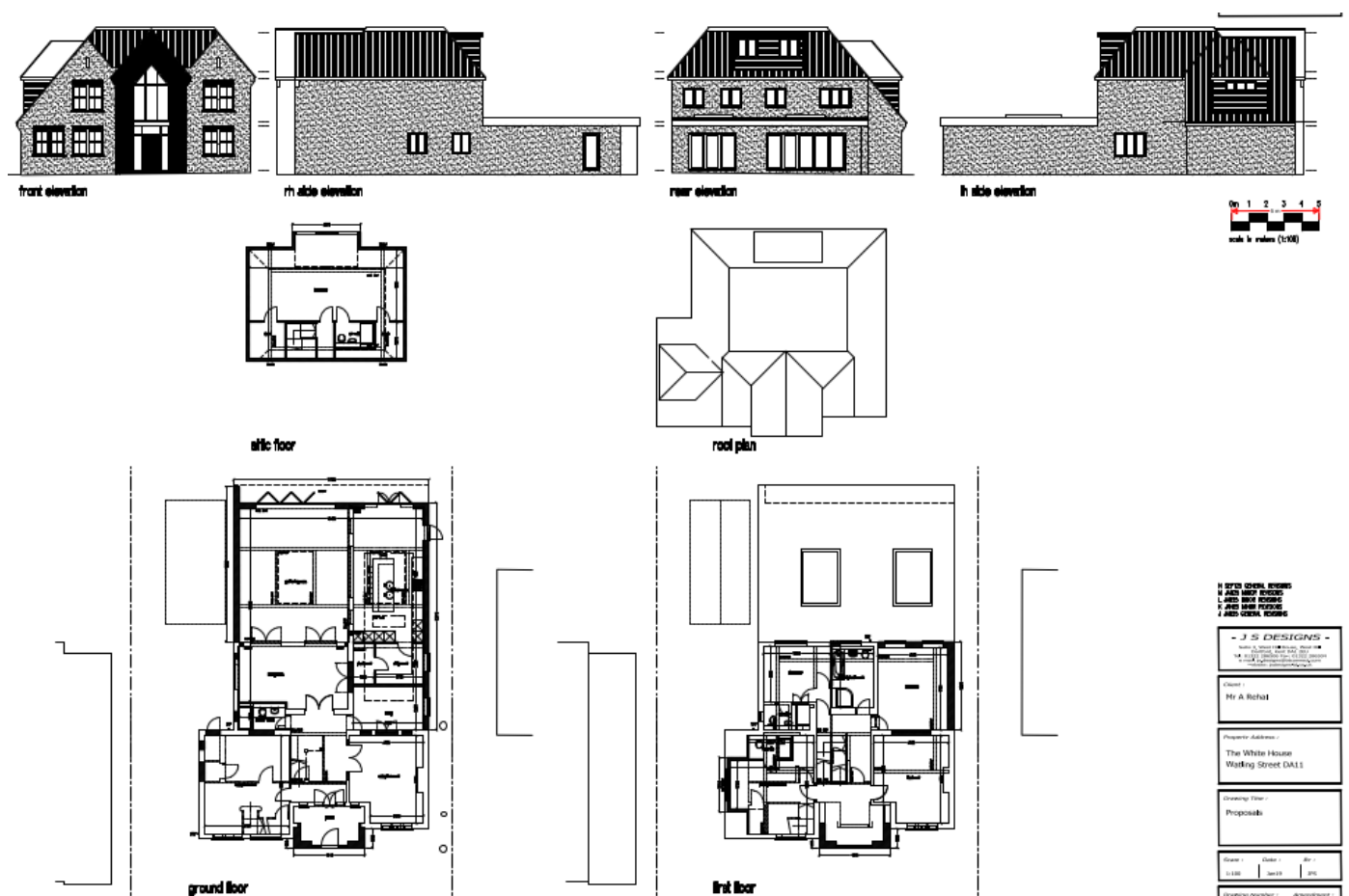
Block Plan As Proposed:



Approved (under ref. 20250007) Elevations, Roof Plan & Floor Plans:



Proposed Approved Elevations, Roof Plan & Floor Plans:



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

Design, Character and Appearance

There are four changes proposed in the variation of condition application – an increase in the depth of the single storey rear extension, changes to the roof structure over the single storey rear extension, a pitched roof to the side dormer extension and the rebuilding of the pool enclosure. Each of these will be assessed in turn in terms of design, character and appearance.

Increase in depth of single storey rear extension

In the approval the single storey rear extension is 4.5m in depth. It is now proposed to increase this to 7.92m in depth (an increase of 3.42m). Whereas in the approval the proposed extension was set back 3.4m from the rear wall of the existing single storey rear extension at the property, it is now proposed to have the proposed single storey rear extension the same depth as the existing single storey rear extension, hence the 3.4m increase. This would be a deep extension at 7.92m and is not of attractive or sympathetic design being so deep. However, it would be the same depth as the existing single storey rear extension.. The increase in the width of the single storey addition overall would not be an issue in design terms as full width single storey extensions across the whole rear elevation are not objectionable in themselves. This proposal when combined with the existing single storey rear extension would create a very large extension overall. However, the size of the piece which is proposed here is not overly large itself (3.4m deep by 6.5m wide) and as stated it would be built to be the same depth as the existing single storey rear extension. Based on all of this it is considered that it would be difficult to object to this particular proposed increase in depth to the single storey rear extension permitted under ref. 20250007.

Changes to roof structure over existing single storey rear extension

The existing single storey rear extension has a pitched roof with a gable end. It is proposed to remove this pitched roof and replace it with a flat roof to match in with the flat roof of the permitted single storey rear extension (of which it is proposed to increase its depth as discussed above); it would be the same height of 3.1m.

The pitched roof of the existing single storey rear extension is an attractive roof form which it would be a shame to lose. However, as noted in the report for 20250007, a flat roof is considered acceptable for a single storey extension at the rear of a property. As such the proposed change from a pitched roof to a flat roof for the existing single storey rear extension is considered acceptable in design terms.

Pitched roof to side elevation dormer

The dormer approved in the left hand side roof slope was permitted with a flat roof, it is proposed to have a pitched, hipped roof instead. This would result in the dormer becoming larger and more prominent but the ridgeline of the roof of the dormer would still be set sufficiently down from the ridgeline of the main dwelling. A pitched roof design is also more in keeping with the roof form of the host dwelling which is pitched. As such the proposed change from a flat roof to a pitched roof for the dormer extension in the left hand roof slope is considered acceptable in design terms.

Rebuilding of pool enclosure

This is the existing single storey rear extension, it is proposed to rebuild this extension to the same depth and width (but with its proposed flat roof as discussed above, becoming one whole extension with the new single storey rear extension permitted and changing use to a kitchen area. In terms of fenestration there are no windows in the existing right hand side elevation of the extension and under this application it is proposed to install a door to serve the kitchen. Furthermore, along the right-hand flank elevation of the original part of the dwelling it is proposed to install two new windows, one to serve a utility room and the other to serve a study. As ground floor openings where there are existing boundary treatments, these new openings would not impact on the amenity of the neighbouring property to the east 'Tree Tops'. In the rear elevation the existing single door would be replaced by bi-fold doors which is considered acceptable. Overall, therefore the rebuilt extension would be acceptable in respect of design.

The proposed changes of the increase in the depth of the approved single storey rear extension, a pitched roof over the existing single storey rear extension along with its rebuilding to the same depth and width and a pitched roof to the approved dormer extension are considered acceptable. Therefore, in respect of design the proposed amendments are considered compliant with Policy CS19 (LPCS).

Amenity of Occupiers

The proposed increase in the depth of the single storey rear extension would result in slightly more of the garden built over however, the property would still retain a garden area and rear garden depth which would exceed the minimum standard for a four bedroom dwelling - it would have a garden area of 409 sq. m and a rear garden depth of 23m which would exceed the minimum standards in SPG2 (2020).

The proposed changes are considered acceptable and in respect of the amenity of occupiers the proposal is considered compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the presence of the detached garage the proposed increase in the depth of the approved single storey rear extension would not have any impact on the amenity of neighbouring property to the west Jessimon. As the increase would be to the west of the existing single storey rear extension it would have

no impact on the amenity of Tree Tops. The change of the roof form of the existing single storey rear extension from pitched to flat would have no impact on either neighbouring property as it would be of less bulk and massing. Due to the distance of the approved flat roofed dormer in the west elevation from Jessimon the proposed pitched roof in place of the approved flat roof would not impact on the amenity of Jessimon. The rebuilding of the existing single storey rear extension to the same width and depth (roof to be changed from a pitched roof to flat roof as discussed above) would have no impact on the amenity of either neighbouring property.

Overall in respect of neighbouring amenity the proposal is considered acceptable and compliant with Policy CS19 (LPCS).

Parking and Highways

The proposed changes would not have any impact on parking and highways matters. As such in respect of parking and highways the proposal is acceptable and compliant with saved Policy P3 (LPFR).

Archaeology

The proposed changes would not raise any new issues in respect of archaeology – in previous application ref. 20250007 KCC Heritage advised that based on existing Historic Environment Record data for the area and the relatively limited extent of the proposed works adjacent to the existing building, it is unlikely that the proposals would have a significant below-ground archaeological impact. As such it is considered the proposed changes would have no harm on any archaeology. In respect of archaeology the proposal is therefore considered compliant with saved Policy TC7 (LPFR).

Any Other Material Planning Considerations

None.

Conclusion

The proposed changes of the increase in the depth of the approved single storey rear extension, a pitched roof over the existing single storey rear extension along with its rebuilding to the same depth and width and a pitched roof to the approved dormer extension are considered acceptable. This is in respect of design, character and appearance, occupier and neighbouring amenity and parking and highways.

Recommendation

Permission

(For detailed conditions informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	11th November 2025	Dated:	11th November 2025