



Delegated Report

Variation of Condition Application

Planning Application No: 20251251

Location: 4 Lilac Place Meopham Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20211206 for erection of a single storey rear extension; to allow the alteration of drawing no. 4121,WD 03 to 03A, 04 to 04A and 03 to 03A to show changes to roof height and roof ridge.

Applicant: Mr and Mrs Bassington

Site Visit Date: **LOOK AT 20250982**

Submitted Documents/Plans

- Application Form
- Drawing No: 4121.WD.03A Existing Elevations
- Drawing No: 4121.WD.04A Proposed Elevations
- Drawing No: 4121.WD.05B (Proposed Rear Elevation)

Plans Permitted Under 20211206

- Application Form
- Drawing No: 4121.WD.01 (Site Location Map & Existing/Proposed Block Plans)
- Drawing No: 4121.WD.03 (Existing Elevations)
- Drawing No: 4121.WD.02A (Proposed Floor Plans)
- Drawing No: 4121.WD.04 (Proposed Side Elevations)
- Drawing No: 4121.WD.05A (Proposed Rear Elevation)

Plans Superseded from 20211206

- ~~Drawing No: 4121.WD.03 (Existing Elevations)~~
- ~~Drawing No: 4121.WD.04 (Proposed Side Elevations)~~
- ~~Drawing No: 4121.WD.05A (Proposed Rear Elevation)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211206	Erection of a single storey rear extension.	Permitted	15.11.2021

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

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
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Meopham Parish Council

An initial application -19910403 was refused - single storey side extension, granny annexe. Resubmitted and Modified - 19910678 to a bedroom with shower. Further application 20211206 permitted as a single storey rear extension - permitted. This current application - 20251251 is as 20211206 but with roof height modification's. The new build is the full width of the rear of the house with no details of interior design. I have no objection as long as the completed works are not as 19910403 whereby a different planning application would be required.

Neighbouring properties

The application was advertised by way of letters to 9 surrounding properties. The consultation period expired on 02.01.2026 and one representation was received.

The main points raised were:

- The impact of the increased height on outlook
- Original plans were misleading
- Development is imposing

Officer's Analysis

Background

Planning permission reference 20211206 for the Erection of a single storey rear extension was granted on 11.11.2021. Therefore, the Local Planning Authority has judged the principle of the development as acceptable.

This application seeks to amend condition 2 of planning permission 20211206 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. It should also be noted that works have started and this application is to regularise the works.

Condition 2 of planning permission 20211206 reads as follows;

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

- *Application Form Received 30/09/2021*
- *Drawing No: 4121.WD.01 (Site Location Map & Existing/Proposed Block Plans) Received 30/09/2021;*
- *Drawing No: 4121.WD.03 (Existing Elevations) Received 30/09/2021;*
- *Drawing No: 4121.WD.02A (Proposed Floor Plans) Received 05/10/2021;*
- *Drawing No: 4121.WD.04 (Proposed Side Elevations) Received 30/09/2021;*
- *Drawing No: 4121.WD.05A (Proposed Rear Elevation) Received 30/09/2021;*

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

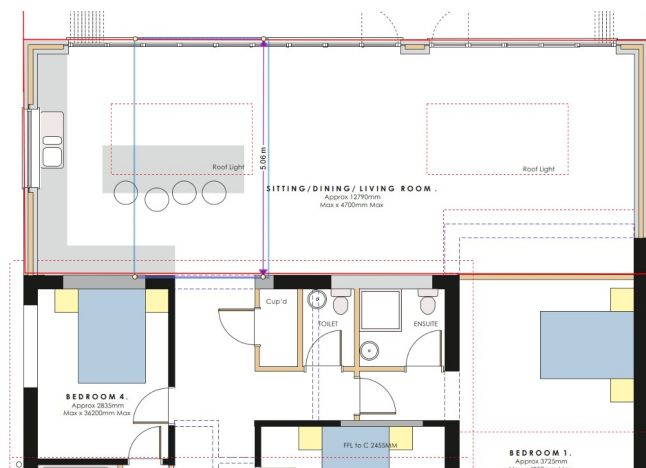
The applicant has set out that the approved plans referenced in condition 2 of planning permission 20211206 require amendment so that they can alter the height and roof pitch of the proposed development. The following images are extracts from the approved plans under 20211206 and the proposed plans;

Plan approved under 20211206



Plan Submitted under 20251251





No proposed floorplans have been submitted.

As can be seen from the above images under permission 20211206 the approved plans comprised a higher false pitch roof above the garage area.

The current proposal seeks to reduce the height as well as the depth of the false pitch resulting in a development which is smaller than what was initially proposed.

There are concerns relating to the impact of the development on neighbouring properties, however it is evident that the reduction in height will lessen any perceived impact and would likely be a welcome variation by affected parties.

The submission does not include any proposed floorplans and it is considered that the internal layout will be the same as what was permitted under 20211206 as this variation is only supported by the submitted plans which show alterations to the external height and appearance. Furthermore the description only relates to the roof and not any internal variations.

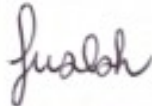
Ongoing Conditions

It is important to note that planning permission 20211206 was subject to conditions of which all but 1 will remain and be carried over, condition 2 which has been varied as a result of this application will be amended to reflect the revised plans and subsequent variation.

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:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	26th January 2026	Dated:	27 January 2026