

Delegated Report

Removal or Variation of Conditions

Planning Application No: 20250812

Location: 20 Bourne Road Gravesend Kent DA12 4EB

Description: Application for variation of condition 2 attached to planning permission reference number 20240575 for erection of a single storey side extension with roof lights; to allow existing garage door on the proposed drawings to be shown as a single window and single entry door.

Applicant: Mr Dominic Omordia

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form dated 09.08/2025;
Supplementary Information – Site Photos;
Drawing number DOPP/150625/01 (Site Location Plan and Block Plans – Existing and Proposed);
Drawing number DOPP/150625/02 (Ground Floor Plans – Existing and Proposed);
Drawing number DOPP/150625/03 (Elevations – Existing); and
Drawing number DOPP/150625/04 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240575	Erection of a single storey side extension with roof lights.	Permitted	15.08.2024
19791024	Retention of private garage	Permitted	17.12.1979

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 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

Ward Councillors – No comments received

Neighbouring properties

6 surrounding properties were consulted and no responses were received. The consultation period ended on 11.09.2025.

Officer's Analysis

Background

Planning permission reference 20240575 for the erection of single storey side extension with roof lights was granted on 15.08.2024. Therefore, the Local Planning Authority has judged the principle of the development as acceptable.

This application seeks to amend condition 2 of planning permission 20240575 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 20240575 reads as follows;

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

Application Form Dated 25/06/2024;

Supplementary Information - Planning Statement

Supplementary Information - Site Photos

Drawing Number DODQ/150524/01 (Site Location Plan and Block Plans - Existing and Proposed);

Drawing Number DODQ/150524/02 (Ground Floor Plans - Existing and Proposed);

Drawing Number 03A (Elevations - Existing); and

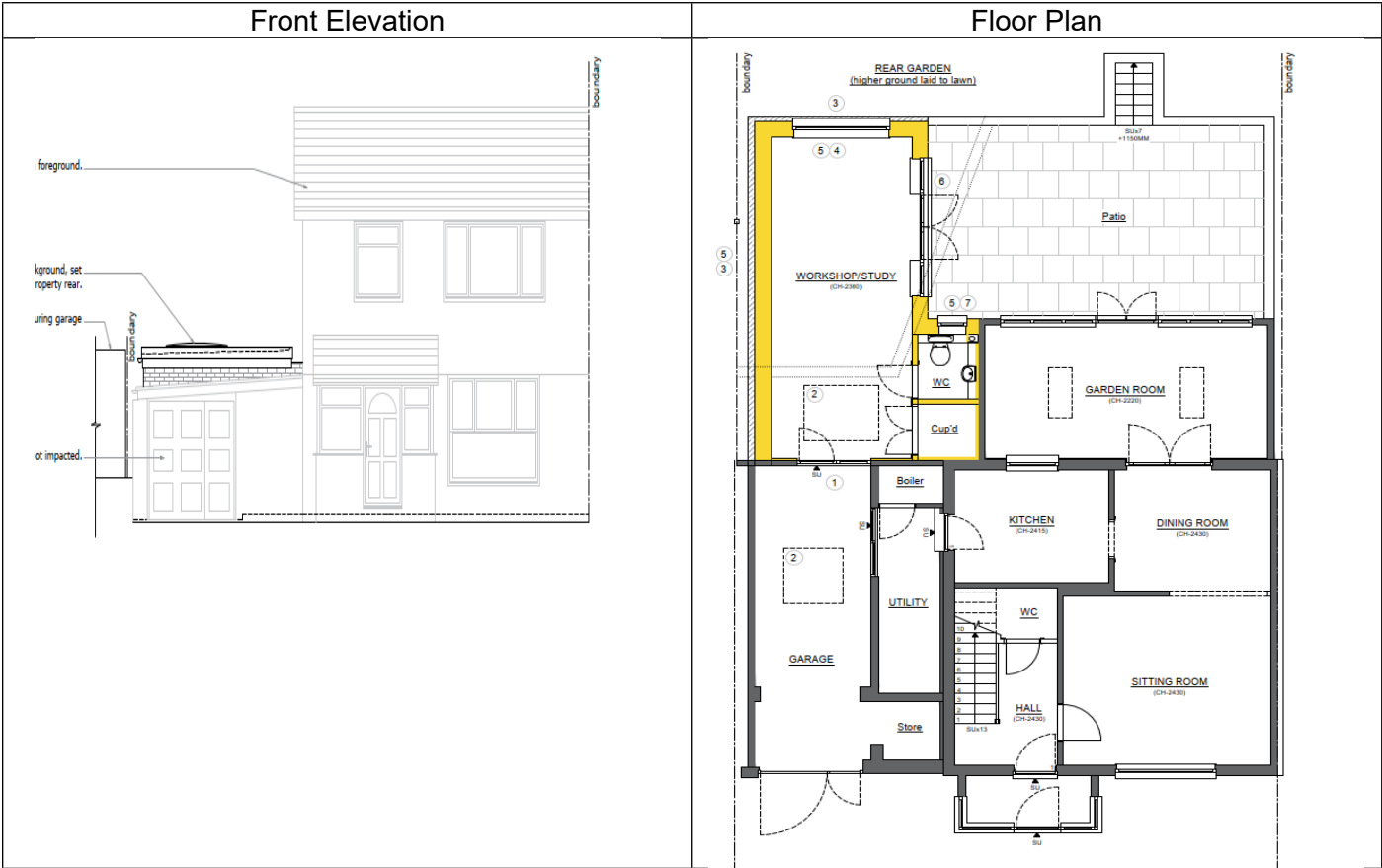
Drawing Number 04A (Elevations - Proposed).

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

The applicant has requested changes to the approved plans DODQ/150524/02 (Ground Floor Plans - Existing and Proposed) and 04A (Elevations - Proposed) of planning permission 20240575. The applicant requests the garage door to be replaced with a window and entry door.

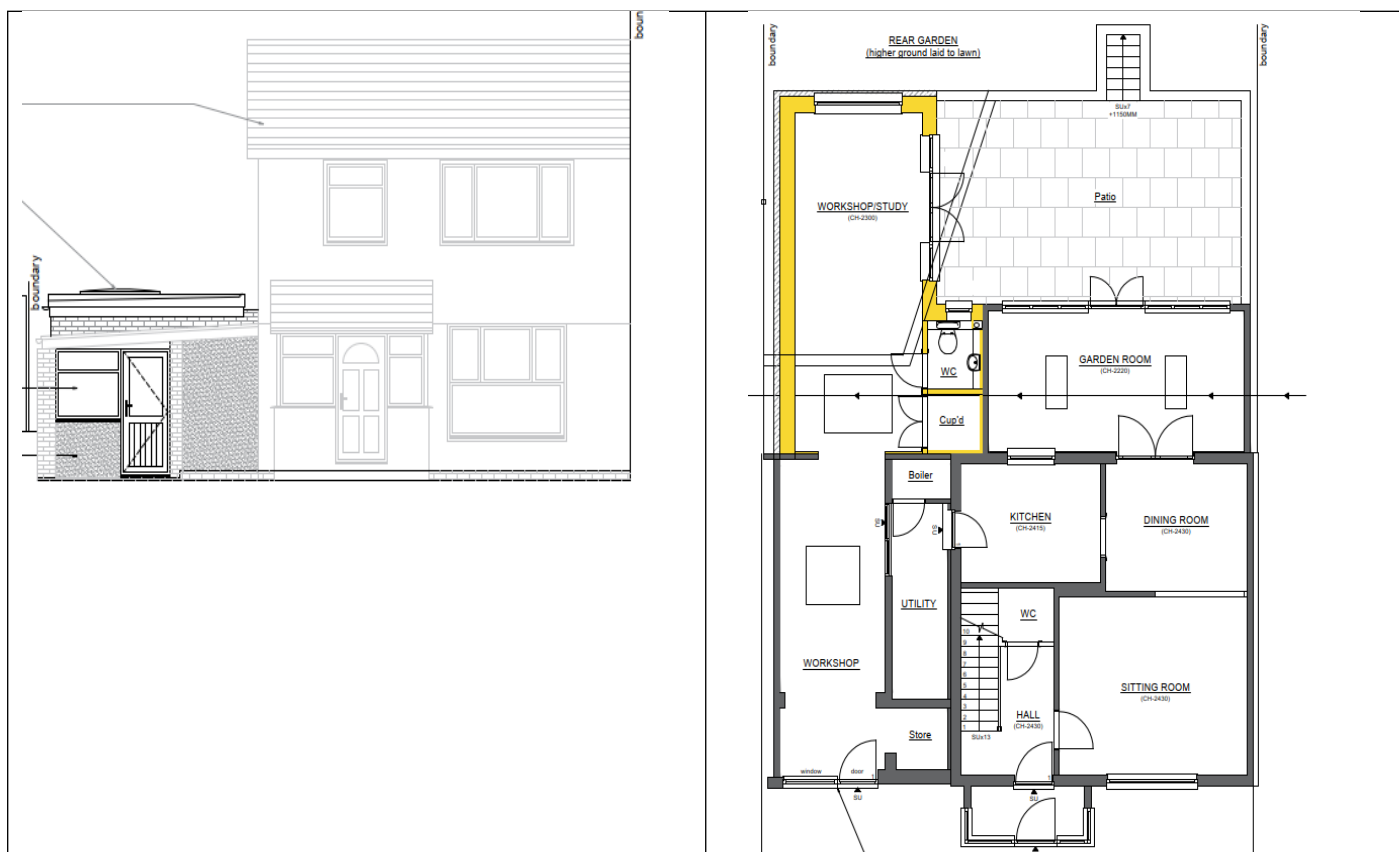
The following images are extracts from the approved plans under 20200237 and the proposed plans:

Permitted application 20240575



Proposed Variation 20250812





It is considered that the proposed alteration is of an appropriate design and would not detrimentally impact the existing street scene and as such the variation as submitted is considered to be acceptable.

Conclusion

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

Recommendation

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	29th September 2025	Dated:	30 th September 2025