



Delegated Report

Variation of Conditions Application

Planning Application No: 20250798

Location: 232 Singlewell Road Gravesend Kent DA11 7RE

Description: Application for variation of condition 1 and 5 attached to planning permission reference number 20250982; to allow an additional dropped kerb.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Preliminary Matters

There has been a previous variation of conditions application which has meant that some of the originally approved plans permitted under 20241153 have been superseded and replaced by the most recent variation of condition application and the rest of the conditions carried over to the latest permission.

It is also noted that the block plans did not originally show the partially completed outbuilding on the site but this has been corrected.

Current Submitted Documents/Plans

- Application Form
- Drawing No: 001 Rev B (Location Plan Block Plan (As Approved) Proposed Block Plan Dated 19.02.2026
- Drawing No: 002 Rev A (Front Boundary)

Plans Permitted under 20250982

- o Application Form
- o Drawing No: 001 Revision C (Existing/Proposed Block Plan and Site Location Map)
- o Drawing No: 007 Revision A (45 Degree Rule Calculations)
- o Drawing No: 002 Revision B (Proposed Elevations)
- o Drawing No: 006 Revision B (Existing/Proposed Streetscene)
- o Drawing No: 001 Revision B (Proposed Floor Plans)
- o Drawing No: 003 Revision A (Existing Elevations)
- o Drawing No: 002 Revision A (Existing Floor Plans)

Plans Superseded under 20250798

- ~~Drawing No: 001 Revision C (Existing/Proposed Block Plan and Site Location Map)~~
- ~~Drawing No: 001 Rev A (Location Plan Block Plan (As Approved) Proposed Block Plan~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20250982	Application for variation of condition 2 attached to planning permission reference number 20241153 for demolition of existing dwelling and erection of a 4-bed chalet bungalow; to allow the replacement of the garage door with a window and addition of stone quoins and window cills to the front elevation.	Permitted	27.11.2025
20250797	Application for the approval of condition 3 (External Facing Materials) attached to planning reference number 20241153.	Approval of details	30.09.2025
20241153	Demolition of existing dwelling and erection of a 4-bed chalet bungalow.	Permitted	27.06.2025
20240243	Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.	Application Refused Dismissed on Appeal	13.05.2024
20231268	Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.	Application Refused	06.02.2024
20231001	Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.	Application Refused	30.11.2023

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
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 13.10.2025 and one objection was received.

The main points raised were:

- Repeated changes to the proposals appear misleading and manipulative.
- Original plans were only approved after inclusion of soft landscaping and green space at the back and front
- These elements have now been reversed through subsequent applications and "lawful development certificate" attempts, effectively reintroducing features that were previously refused.
- The construction of the rear outbuilding, which was explicitly removed from the approved plans
- 4m high building so close to the boundary creates an overbearing impact on neighbouring properties. Current scheme seeks replacement of the approved green frontage with extensive hardstanding
- Taken together, these changes represent a deliberate attempt to "sneak in" the original, refused proposal through piecemeal applications and misleading submissions.
- The cumulative effect of these changes would result in an oversized development with excessive hard surfaces, no meaningful greenery, and a large outbuilding at the rear

The comments relating to the construction of an outbuilding are subject of a separate permitted planning application and would not be considered as part of this proposal.

Officer's Analysis

Background

Planning permission was granted under reference 20241153 for the demolition of existing dwelling and erection of a 4-bed chalet bungalow on 27.06.2025. Therefore, the Local Planning Authority has judged the principle of the development as acceptable.

A subsequent variation of conditions application relating to alterations to the finishing materials, alterations to fenestrations and conversion of a garage into a habitable room were permitted under 20250982 thus superseding some plans permitted under 20241153.

This application seeks to amend conditions 1 and 5 of planning permission 20250982 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 20241153 has been superseded and replaced by the condition 1 imposed under 20250982 and the most recent conditions reads as follows;

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

- o Application Form
- o Drawing No: 001 Revision C (Existing/Proposed Block Plan and Site Location Map)
- o Drawing No: 007 Revision A (45 Degree Rule Calculations)
- o Drawing No: 002 Revision B (Proposed Elevations)
- o Drawing No: 006 Revision B (Existing/Proposed Streetscene)
- o Drawing No: 001 Revision B (Proposed Floor Plans)
- o Drawing No: 003 Revision A (Existing Elevations)
- o Drawing No: 002 Revision A (Existing Floor Plans)

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

The applicant has set out that the approved block plan referenced in condition 2 requires amendment so that the proposed driveway hardstanding is increased and an additional access created to allow for an in and out driveway. The following images are extracts from the approved plans under 20241153 which were superseded and replaced by permission 20250982;



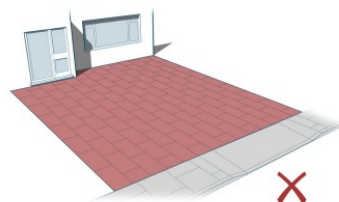
As can be seen from the above images under permission 20250982 the approved plans comprised a single access with a smaller area of hardstanding.

The permission granted under 20241153 was based on the driveway retaining sufficient greenery which is now being removed and aligning with the aforementioned refusals. This demonstrates that the proposal is not acceptable due to the impact of the significant extension of hardstanding and subsequent loss of

greenery.

However the applicant now wishes to create a secondary access which will mean there will be a change to frontage landscaping by way of changes to the extent of hard and soft landscaping.

The Council's adopted design guidance states:



Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt.

The guidance also states:

Front garden parking must be designed to avoid cars overhanging the pavement. Car parking spaces a minimum of 2.5m wide (2.7m where spaces adjoin an enclosed boundary) and 5m deep should be provided.

The proposed parking spaces are compliant with the parking standards and there are adequate visibility splays which accord with the original approval. However it is evident that the loss of the greenspace is excessive and would have a harmful effect on the character and appearance of Singlewell Road due to the limited amount of soft landscaping which is proposed.

In order to address this, further revisions to the scheme were sought, which has further increased the soft landscaping;



The proposed alterations will continue to provide adequate parking provision and there is still some retention of soft landscaping to the sides of the driveway. The secondary access will be similar to other

situations on Singlewell Road and would not be an out of character addition in the area. The applicant would need to seek permission from the highways authority to gain consent for the creation of a secondary dropped kerb.

Condition 5 of 20250982 stated:

Prior to first occupation of the development hereby permitted, the vehicle parking areas shown on the approved plans (including the means of access and vehicle turning areas) shall be formed, surfaced and drained in accordance with the details shown on approved Drawing No: 001 REV C (Existing Proposed Block Plans); thereafter, and notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 as amended, or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the vehicle parking areas.

Reason: To ensure sufficient off street car parking provision to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

The above condition will be reattached to this permission, however the Drawing No will be changed to reflect the plans permitted under this consent.

This condition will need amending accordingly with reference to the correct revised plan.

On balance, it is considered that the amendments to the driveway and additional access are acceptable.

Ongoing Conditions

It is important to note that planning permission 20250982 imposed the conditions below which state:

Condition 6 stated:

Within one month of the date of this decision and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- *proposed boundary treatments,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking area, pedestrian access and garden.*

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policies CS11 and Policy CS19 of the Gravesham Local: Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).

Condition 7 stated:

Within one month of the date of this decision,, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in any close-board fencing. The approved measures will be implemented and retained thereafter.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

It is noted that conditions 6 and 7 have not been adhered to and at the time of writing this report the

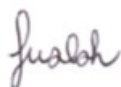
discharge of this condition remains outstanding. The agent has advised that the discharge of these conditions was not carried out due to the proposed variation of conditions under this planning application which will require a change to the final landscaping scheme. However as this application will now be determined this condition will be reattached with amended trigger points, giving the applicant one month from the date of this decision to discharge this condition.

The remaining conditions will be attached and will supersede the conditions imposed under 20250982.

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:	10.04.2026	Dated:	10 April 2026