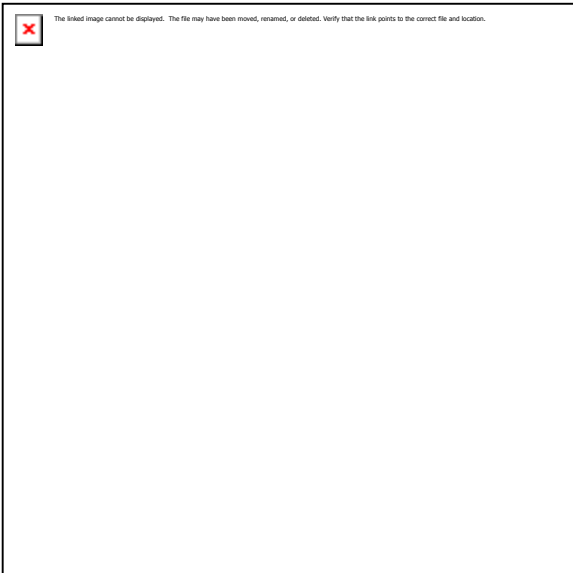




Delegated Report

Variation of Conditions Application

Application No:	20220235
Location:	Amankila, Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 0TT
Description:	*AMENDED DESCRIPTION* Application for the variation of condition 2 attached to planning permission reference no. 20210115 for the demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling; to allow amendment to the internal floor layout and elevational treatment.
Applicant:	Mrs Leanne Scarth
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 02/03/2022;
Site Location Plan (Land Registry) - received 16 May 2022;
Drawing no. 20 - Rev. C - Proposed Plans and Elevations - received 03/05/2022.

~~Drawing no. 20 - Rev. A - Proposed Plans and Elevations - received 03/03/2022 - SUPERSEDED.~~

This includes the plans from previous application (ref. 20210115):

Design and Access Statement - received 03 February 2021;
Site Location Plan (Land Registry) – received 16 May 2022;
Drawing No 20-0842 D01 Rev A - Existing and Proposed Block Plans (Received 25 February 2021);
Drawing No S19/7403/01 - Topographical Survey - received 03 February 2021;
Consultant's Report - received 09 February 2021;
Photographs - received 25 February 2021.

Relevant Planning History

Application No.	Description	Status	Decision
20210115	Demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling.	Permitted	12.05.2021
20200730	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension.	Certificate of Lawful Development Granted	18.09.2020
20200521	Application for a Lawful Development Certificate in respect of the proposed extension of a new vehicle access.	Certificate of Lawful development Refused	19.08.2020
20200507	A single storey rear extension with a depth of 8.00 metres, maximum height of 3.75 metres and eaves height of 3.75 metres	Prior Approval is not Required	15.07.2020
20200177	Application for Lawful Development in respect of proposed side extension	Certificate of Lawful Development Granted	27.04.2020
20200239	Single storey rear extension with a depth of 8 metres, a maximum height of 3.75 metres and eaves height of 3.75 metres	Prior Approval is required and refused	14.04.2020
20200056	Single storey rear extension with a depth of 8 metres, maximum height of 3 metres and eaves height of 2.5 metres.	Prior Approval is required and refused	21.02.2020
20190693	**REVISED APPLICATION EXISTING PLANS** Erection of a replacement three bedroom bungalow.	Refused	15.11.2019
20180486	Erection of a replacement four bedroom dwelling and a detached garage.	Refused	15.02.2019
19520150	Erection of chalet	Permitted	30.05.1952

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

Gravesham Local Plan: First Review (1994)

- C12 - Replacement Dwellings in the Countryside

- C13 - Extensions to Dwellings in the Countryside
- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places
- Section 13 - Protecting Green Belt Land
- Section 15 - Conserving and Enhancing the Natural Environment

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 Landscape Character Assessment (2009)

Consultations, Publicity and Representations

The application was submitted with an incorrect description, which read:

“Application for removal of condition 2 attached to planning permission reference no. 20210115 for the demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling; to allow amendment to the internal floor layout and elevational treatment.”

However, the application seeks to vary the condition and as such the description was changed to read ‘vary condition 2...’ and a re-consultation period undertaken. The revised consultation expiry was 13th May 2022.

Consultees

KCC - Heritage - No comment received.

KCC - Public Rights of Way - No comment received.

Meopham Parish Council - No comment received.

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 22/04/2022

In addition, four surrounding properties were consulted and no representations were received. The consultation period expired 13th May 2022.

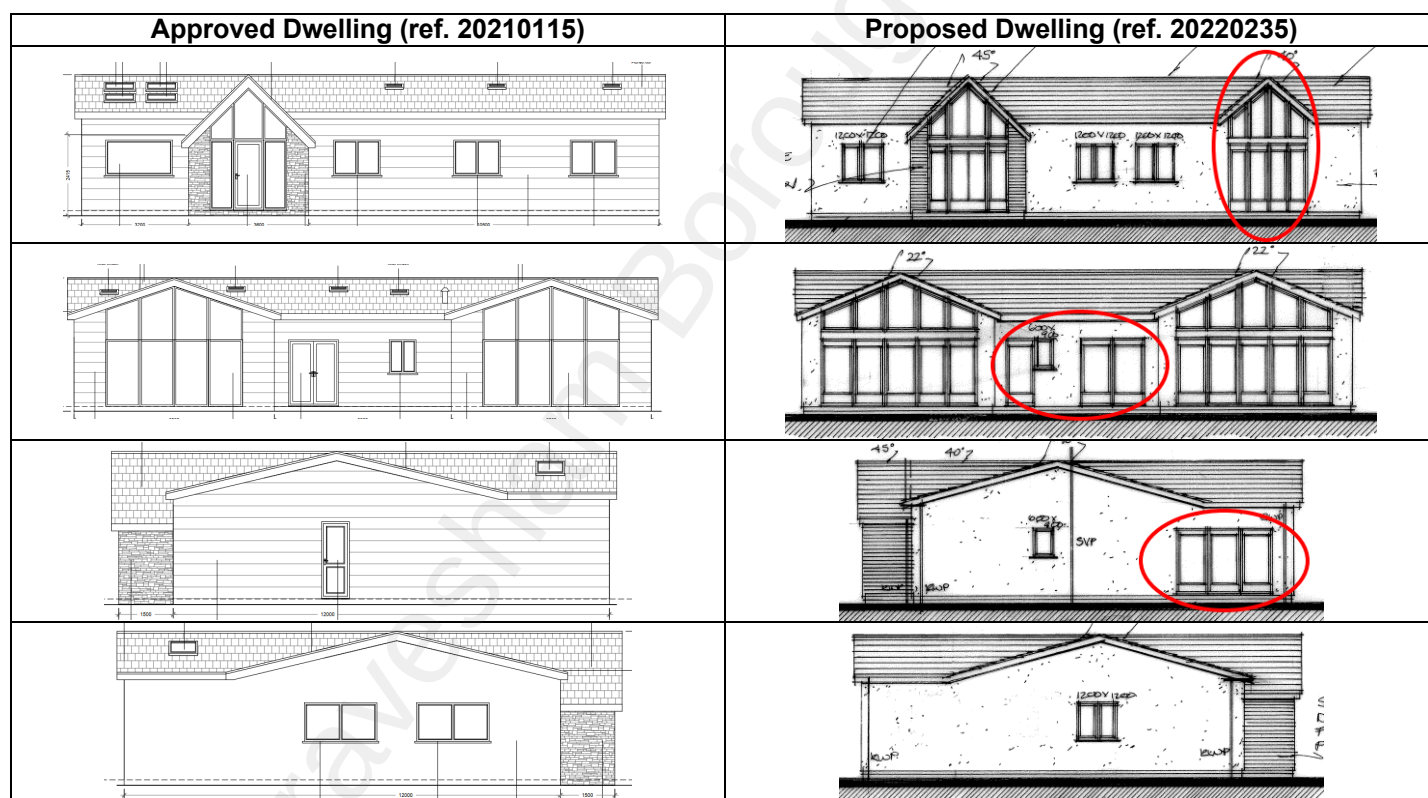
Officer's Analysis

This is a minor material amendment application by varying condition 2 (approved plans) attached to planning permission ref. 20210115. Planning permission was granted for the:

“Demolition of existing 4 bedroom dwelling and erection of replacement 4 bedroom dwelling.”

This application proposes amendments to the internal layout of the dwelling, alterations to the external materials and elevational changes. The new internal layout will retain all rooms approved in ref. 20210115, but will be repositioned and some reduced. The extension materials will be smooth painted render and the elevational changes include the following:

- Introduction of a new front gable
- Removal of front window
- Removal of velux windows
- Removal of flank window
- Replacement of flank door with repositioned bifold doors
- Replacement of rear window with door.



Design, Character and Appearance

The main external alterations that change the appearance of the dwelling are the new front glazed gable and rendered finish. The front gable will not extend beyond the front elevation of the approved property and will not increase the footprint of the property. It is similar in design to the approved glazed gable, however is not symmetrically spaced on the front of the property and is set further to the right. Although lacking symmetry the proposed gable is considered to be acceptable in design terms as it reflects the approved gable and will not increase the footprint on the property within the Green Belt.

The rendered finish to the property is also considered acceptable. Within the surrounding area there are a

number of other dwellings that have rendered external finishes.

There are no objections to the alterations to windows and doors.

Overall, the proposed changes will not significantly alter the character of the approved dwelling, nor increase its size. The materials will not be out of character with other properties within the street scene and as such, the development is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of future occupiers. All of the rooms provided accord with the recommendations set out in Gravesham's Residential Layout Guidelines (RLG) (2020), however it is noted that bedrooms 3 and 4 are small and would only be considered single bedrooms. Therefore, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposed alterations to the approved dwelling will not materially impact on the amenity of adjoining properties in terms of outlook, light, privacy or sense of enclosure. As such, the development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Any Other Material Planning Considerations

Impact on the Landscape - In addition to being within the Green Belt, the site is located within the Harvel Wooded Downs Landscape Character Area. This area is characterised by varied topography, ancient wood and haphazard mosaic resident plots and small holdings.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed alterations to the development is not considered to impact on the landscape and is therefore in accordance with Policy CS12 (LPCS).

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed alterations will not significantly alter the character of the approved dwelling, the front gable is similar in design to the already approved feature, the changes to the windows are acceptable and the rendered finish will not detrimentally impact on the street scene. The development will safeguard the amenity of future occupiers and neighbouring properties, and there will be no impact on the landscape character area.

As such, it is recommended that planning permission is granted.

Suggested Conditions

All previous conditions attached to planning permission ref. 20210115 will be attached to this permission. However, the following conditions will be changed:

Time limit

1. The development to which this permission relates must be must be begun no later than the 12th May 2024.

Reason In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Application Form - dated 02/03/2022;
 - Design and Access Statement - received 03 February 2021;
 - Site Location Plan (Land Registry) – received 16 May 2022;
 - Drawing No 20-0842 D01 Rev A - Existing and Proposed Block Plans (Received 25 February 2021);
 - Drawing no. 20 - Rev. C - Proposed Plans and Elevations - received 03 May 2022.
 - Drawing No S19/7403/01 - Topographical Survey - received 03 February 2021;
 - Consultant's Report - received 09 February 2021;
 - Photographs - received 25 February 2021.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Faye Hobbs
Signed:		Signed:	
Dated:	16 th May 2022	Dated:	16 May 2022