



Delegated Report

Variation of Condition

Planning Application No: 20240945

Location: 12 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Application for the variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow a loft room with a rear dormer.

Applicant: Mr Kuldeep Singh Kandola

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
KK/15 A (Proposed roof plan)
KK/10 C (Proposed side elevation facing No. 14 Brenchley Avenue)
KK/20 (Proposed loft floor plan)
KK/09 C (Proposed rear elevation)
KK/06 C (Proposed first floor plan)
KK/08 C (Proposed side elevation facing No. 10 Brenchley Avenue)

Relevant Planning History

Reference	Description	Decision	Decision Date
20240284	Demolition of existing dwelling house and erection of new 4 bedroom dwelling house.	Permitted	23.05.2024
20231210	Demolition of existing dwelling house and erection of a 4 bedroom dwelling house.	Refused	27.02.2024
20010469	Erection of first floor rear extension to form enlarged bedroom with en-suite shower room/w.c.	Permitted	26.07.2001

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network

- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (June 2020)
- Technical Housing Standards – nationally described space standard (2015)
- SPG4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

The application has been advertised by individual neighbour letters to 8 properties. The overall consultation period expired on 18 November 2024.

No letters of representation have been received from neighbouring properties.

Local Ward Councillors were also consulted but no responses were received.

Officer's Analysis

Proposal

This application seeks permission for the variation of condition 2 attached to planning permission reference number 20240284 (for demolition of existing dwelling house and erection of new 4 bedroom dwelling house); to allow a loft room with a rear dormer.

Condition 2 of planning permission 20240284 states as follows:

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

Application form

Drawing no. KK/01 (Site Location Plan)

Drawing no. KK/02A (Existing and Proposed Site Block Plans)

Drawing no. KK/03 (Existing Plans)

Drawing no. KK/04 (Existing Elevations)

Drawing no. KK/10A (Proposed Side Elevation facing No. 14 Brenchley Avenue)

The new dwelling is currently being erected. The changes to the relevant drawings relate to the drawings listed in the Submitted Documents/Plans section above, which would replace the plans listed under the original permission. The differences in the elevations are illustrated as follows:

Proposed front elevation:



Architectural elevation drawing of a two-story house. The drawing includes callout lines pointing to various features and a legend at the bottom right.

Legend:

- 2400 white vinyl double glass door, white PVC storm door

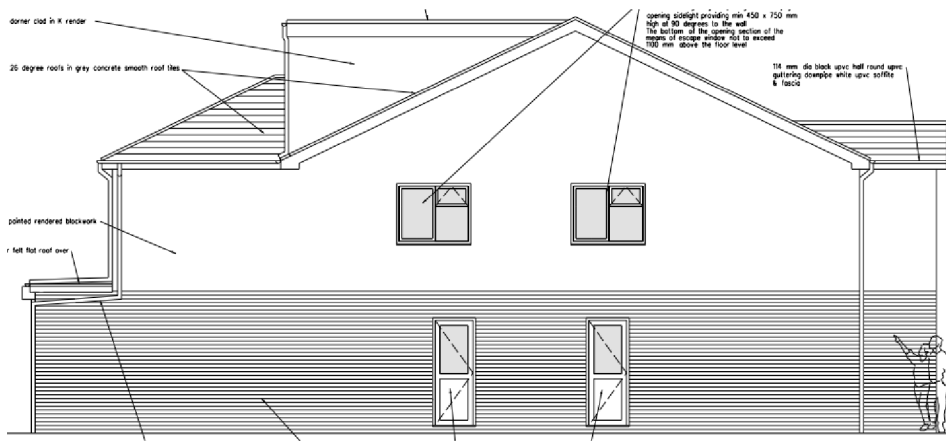
Diagram illustrating the construction details of a house, showing the roof and exterior walls. The diagram includes the following callouts:

- 20 degree pitch to give concrete eaves overhang
- 100 mm rigid thermal blanket and vapour barrier (shown pointing to the roof slope)
- 100 mm rigid thermal blanket and vapour barrier (shown pointing to the roof slope)
- 100 mm rigid thermal blanket and vapour barrier (shown pointing to the roof slope)
- external vertical drain
- 3.5 kg per litre coat

Proposed rear elevation:



Proposed side elevation:



The main changes to the building will be at the side and rear, with the introduction of a large rear dormer across the whole width of the rear roof. The extension to the roof will be for a games room.

Principle Issues

Given the nature of the proposed changes, the main issue to consider in the determination of this application is the design of the proposed elevational changes and the resultant impact on the site. There would be additional rear dormer windows introduced as part of this revised proposal, but these would not introduce a level of overlooking above what would be expected in such a residential area, nor (given the size of the dwelling already approved) would the revisions significantly worsen the impact on light or outlook. The proposal would not therefore introduce any new or significant impacts on the amenities of existing neighbouring properties and future occupiers, or on parking and highways matters.

Design, Character and Appearance

In terms of the appearance of the site and proposed dwelling, the main external changes to the property would involve the addition of a large dormer window across the whole of the main rear roof slope, built around the two scaled down pitched roofs of a two storey rear projection allowed under the previous permission.

The proposed dormer would be set in from the edges of the roof by approximately 40cm and down from the ridge by approximately 10cm, and would sit somewhat awkwardly around and behind the roofs over the two storey rear projection. The proposed additional floorspace created by the dormer would amount to approximately 100m². Such a large addition to the property would significantly increase its size, which was a previous concern with a past design iteration under application 20231210 and would significantly impact on the bulk of the property at roof level. Given the smaller scale of the adjacent properties, particularly No. 14, the roof would be visible from within the street scene. The improvement to the roof design agreed under the permitted application 20240284 would be completely lost under this current proposed revision. Once again, the size of development being sought is excessive and out of keeping in this area of modest, traditional family-sized dwellings.

The proposal is therefore not considered to be acceptable and would fail comply with the design requirements of Policy CS19 of the Core Strategy 2014 and paragraphs 131 and 135 of the NPPF 2023, which all seek development to be well designed and respectful of the character and appearance of the area.

Conclusion

The proposed alterations to the approved roof design are significant and are not considered to be

acceptable in terms of the design and impact on the application building and the character and appearance of the surrounding area. The proposal would therefore fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 131 and 135 of the NPPF 2023.

Recommendation

Refuse permission on the following grounds:

1. The excessive size, bulk and scale of the proposed rear dormer would have a poor relationship with the design of the roof permitted under application ref. 20240284, and is considered to be unsympathetic to and out of character with the neighbouring buildings and the wider surrounding area. The proposal therefore fails to comply with the requirements of Paragraphs 131 and 135 of the National Planning Policy Framework 2023 and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	9 December 2024	Dated:	9th December 2024