



Delegated Report

Minor Material Amendment (Variation of Condition) Application

Planning Application No:	20230518
Location:	Graveney Lodge, Wrotham Road, Meopham, Gravesend
Description:	Application for a minor material amendment for variation of condition 2 attached to planning permission reference 20220265 for the erection of a single storey dwelling house; to allow the replacement of drawings numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); 21/0529/15 (Proposed Elevations – Sheet 1); 21/0529/16 (Proposed Elevations – Sheet 2) and 2160:03B (Proposed Block Plan) with drawings numbered 21/0529/14C (Proposed Ground Floor Plan); 21/0529/15A (Proposed Elevations – Sheet 1); 21/0529/16A (Proposed Elevations – Sheet 2) and 21/0529/17 (Block Plan – As Proposed); and removal of drawing number 21/0529/13A (Proposed Basement Plan – Option 2), to allow the omission of the basement, alterations to the roof and elevations, and erection of a single storey extension for plant/store room.
Applicant:	Mr & Mrs Winstone
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form

Covering letter dated 14 May 2023

Drawing no. 21/0529/14 Rev. C (Proposed Ground Floor Plan)

Drawing no. 21/0529/15 Rev. A (Proposed Elevations – Sheet 1)

Drawing no. 21/0529/16 Rev. A (Proposed Elevations – Sheet 2)

Drawing no. 21/0529/17 (Block Plan as Proposed)

Arboricultural Impact Assessment and Method Statement (Amended June 2023) (Ref. CAS/2021/127)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220808	Application for a non-material amendment to planning permission 20220265 (for a minor material amendment to planning permission 20201100 for the erection of a single storey dwelling house; to replace drawing no. 2160.04A (Proposed Floor Plan) with drawing nos. 21/0529/14A (Proposed Ground Floor Plan - Option 2) and 21/0529/13A (Proposed	Approval of non-material amendment	09.09.2022

	Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref. CAS/2021/127)); to allow glazing to front entrance and glazed gables changed to slimline framing, stainless steel flue from wood burning stove in living room added, window to basement staircase increased to two light window and moved down in wall with formation of small flight of external steps to provide primary fire escape route from basement, dining and Family Room windows reduced from 2no two light windows per room to 1no three light window per room, windows to WC and Dressing Room omitted and window to kitchen moved.		
20220522	Application for approval of conditions 3, 4 and 8 attached to planning permission reference number 20220265 relating to details of (3) External facing materials, (4) Hard and soft landscaping and (8) Residential waste arrangements.	Approval of details	04.07.2022
20220265	Application for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127).	Permitted	05.05.2022
20201100	Erection of a single storey dwelling house.	Permitted	25.08.2021

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- 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 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

KCC Heritage

No comments on archaeological matters in this case.

Meopham Parish Council

Meopham Parish Council objects to this planning application on the grounds that the addition of the plant and storeroom adds to the bulkiness of the property and reduces further the distance between the proposed dwelling and the Cheyne Walk properties.

Neighbouring properties

The application has been advertised by individual neighbour letters to 13 properties and on site. The consultation periods expired on 12 and 23 June 2023 respectively.

Two letters of representation have been received from neighbouring properties with the following comments:

- Some vegetation may have already been removed that did not need to be removed.
- Birds and wildlife have diminished.
- No mention of flat roof materials.
- More space is being sought by making the property bigger despite the previous application stating the building was proportional to other dwellings, secured a larger proportion of soft landscaping and moved the building away from neighbours.
- The proposals will encroach into root protection areas.
- The roof will be higher in some areas.
- The plant room will move the building closer to Cheyne Walk property boundaries.
- Noise and pollution from plant room could affect neighbouring properties.
- Increased fire risk from plant room particularly with proximity of boundary planting.
- It would be preferable to move the position of the dwelling to the south and east to improve the impact on present and future occupiers.
- Construction has already started, including being carried out on Bank Holidays.

The Local Ward Councillors were also consulted, and no responses were received.

Officer's Analysis

Proposal

This application seeks permission for a minor material amendment for the variation of condition 2 attached to planning permission reference 20220265 for the erection of a single storey dwelling house; to allow the replacement of drawings numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); 21/0529/15 (Proposed Elevations – Sheet 1); 21/0529/16 (Proposed Elevations – Sheet 2) and 2160:03B (Proposed Block Plan) with drawings numbered 21/0529/14C (Proposed Ground Floor Plan); 21/0529/15A (Proposed Elevations – Sheet 1); 21/0529/16A (Proposed Elevations – Sheet 2) and 21/0529/17 (Block Plan – As Proposed); and removal of drawing number 21/0529/13A (Proposed Basement Plan – Option 2), to allow the omission of the basement, alterations to the roof and elevations, and the erection of a single storey extension for a plant/store room.

Condition 2 of planning permission 20220265 states as follows:

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

(Plans submitted under 20201100):

Application Form Dated 21/10/2020;

Planning Statement Dated October 2020;

Drawing no. 2160.01 (Site Location Plan);

Drawing no. 2160.02 (Existing Block Plan);

Drawing no. 2160.03B (Proposed Block Plan with Vehicle Tracking) REVISED;

Drawing no. 2160.05A (Proposed East and West Elevations);

Drawing no. 2160.06A (Proposed North and South Elevations);

Supplementary Information - Arboricultural Impact Assessment and Arboricultural Method Statement Reference CAS/2021/127;

Supplementary Information - Delegated Report for 1 Bonnyacre, Sevenoaks;

Supplementary Information - Appeal Decision for 20170632;

(Plans submitted under 20220265):

Application form received 11 March 2022;

Covering letter dated 7 March 2022 received 11 March 2022;

Drawing no. 21/0529/14 Rev. A (Proposed Ground Floor Plan. Option 2) received 11 March 2022;

Drawing no. 21/0529/13 Rev. A (Proposed Basement Plan. Option 2) received 11 March 2022; and

Addendum (dated 04/03/2022) to Arboricultural Impact Assessment and Method Statement (Ref. CAS/2021/127)

(Plans submitted under 20220808)

Application form;

21/0529/15 (Proposed Elevations - Sheet 1); and

21/0529/16 (Proposed Elevations - Sheet 2).

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

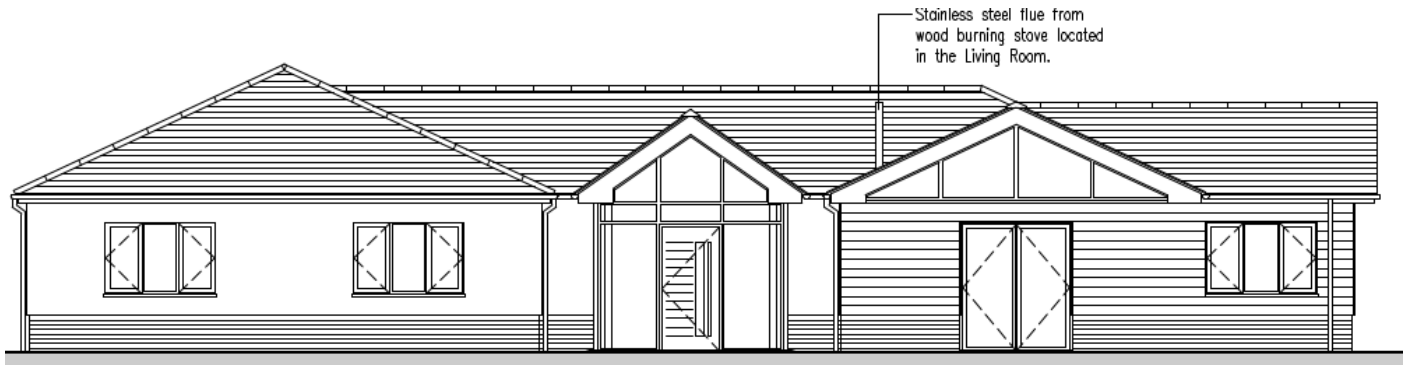
The changes to the relevant drawings and approved documents relate to the following:

- The omission of the basement.
- The omission of the glazed gables and vaulted ceilings to the living room and the simplification of the roof.
- Squaring off the recess on the southern end of the building and relocating the dining room to this area, allowing the kitchen to move southward and removing the basement staircase has freed up space for a replacement utility room and allowed the family room to return to its original size.
- A 4.05m by 4.49m single storey externally accessed extension to the rear of the building as a combined

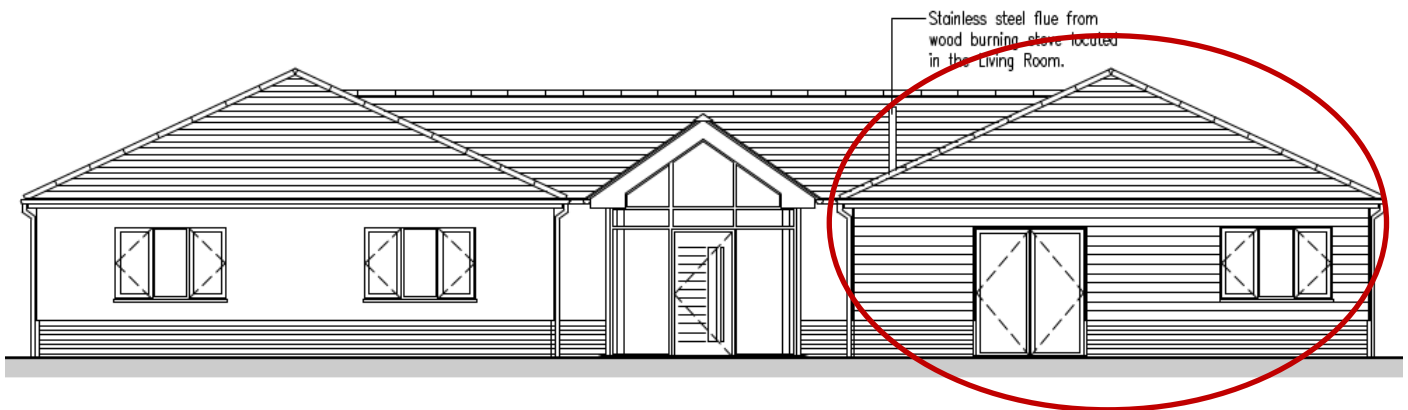
plant/store room.

- Updated elevations to account for the above changes.

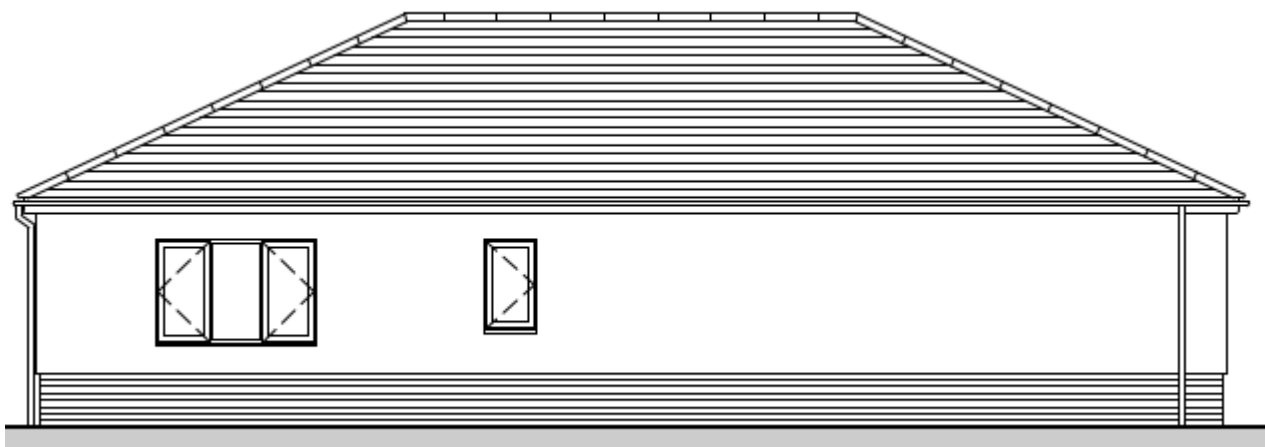
The originally approved elevation drawings comprised drawing nos. 21/0529/15 (west and south elevations) and 21/0529/16 (east and north elevations). The originally approved west elevation was as follows:



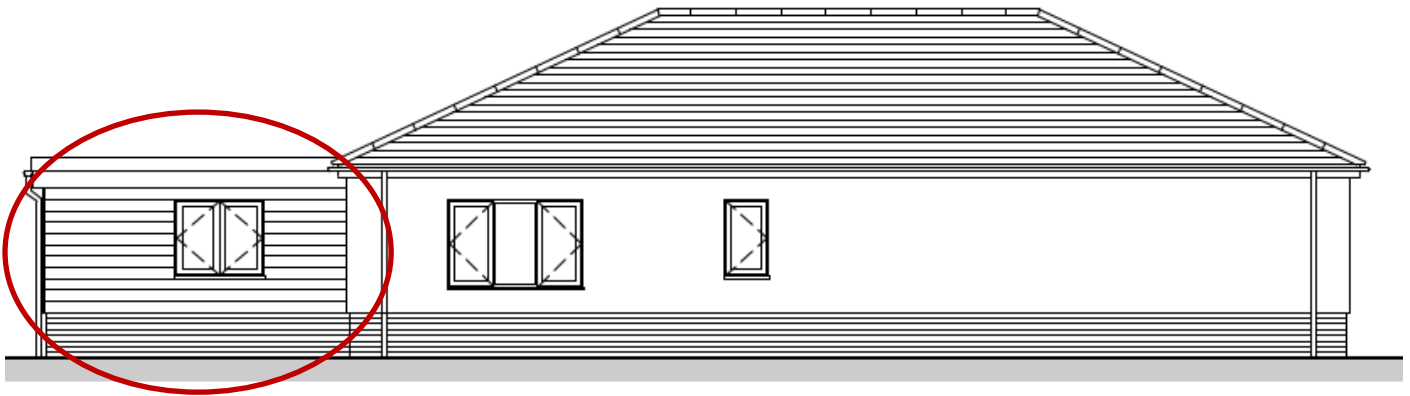
The proposed west elevation changes are as follows:



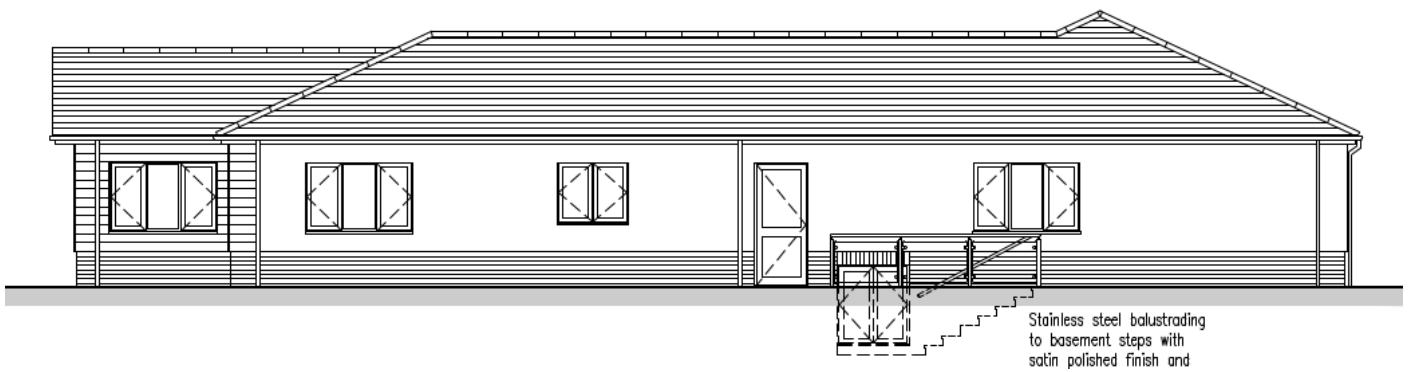
The originally approved north elevation was as follows:



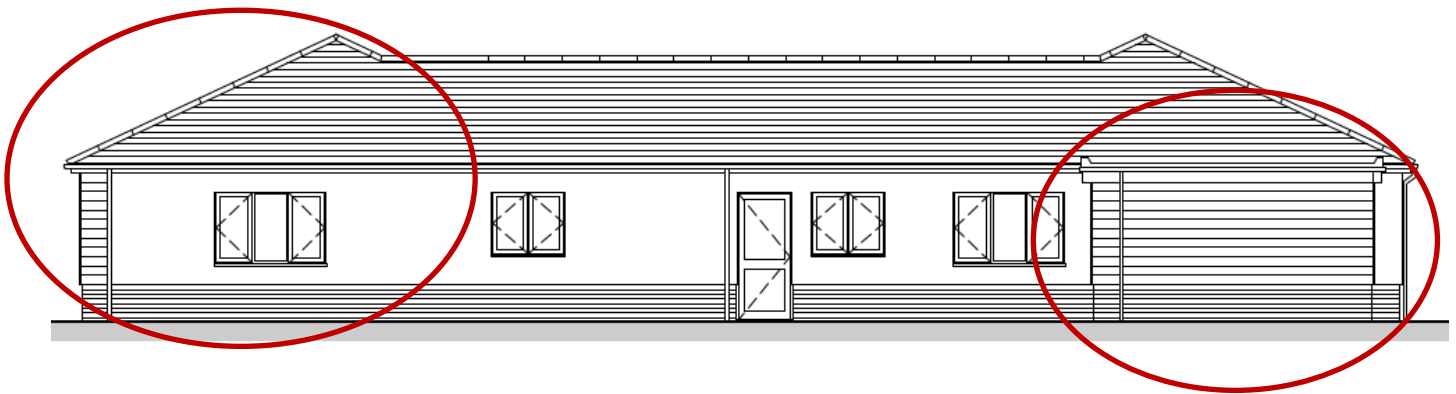
The proposed north elevation changes are as follows:



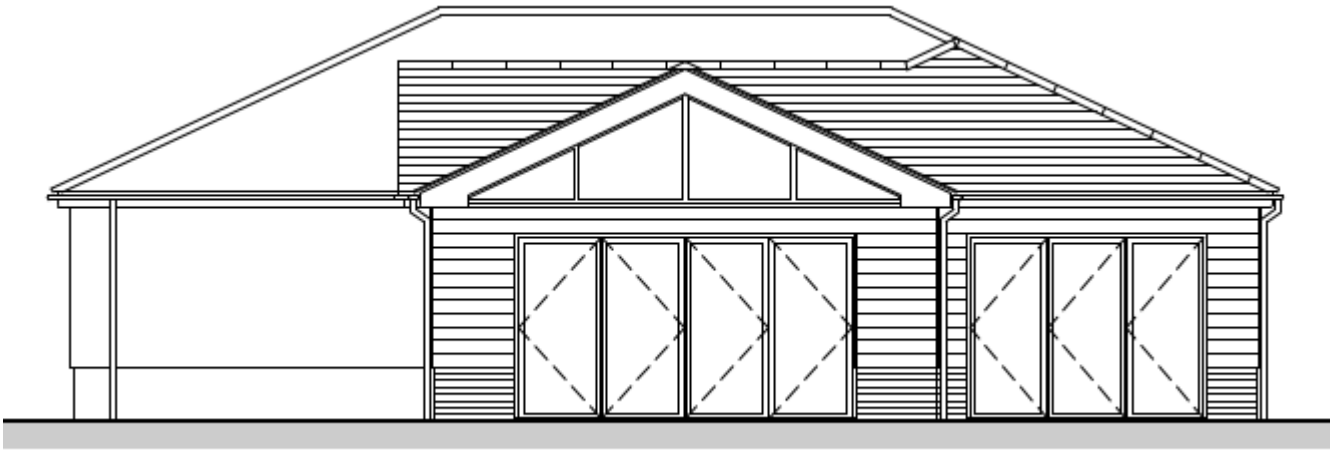
The original east elevation was as follows:



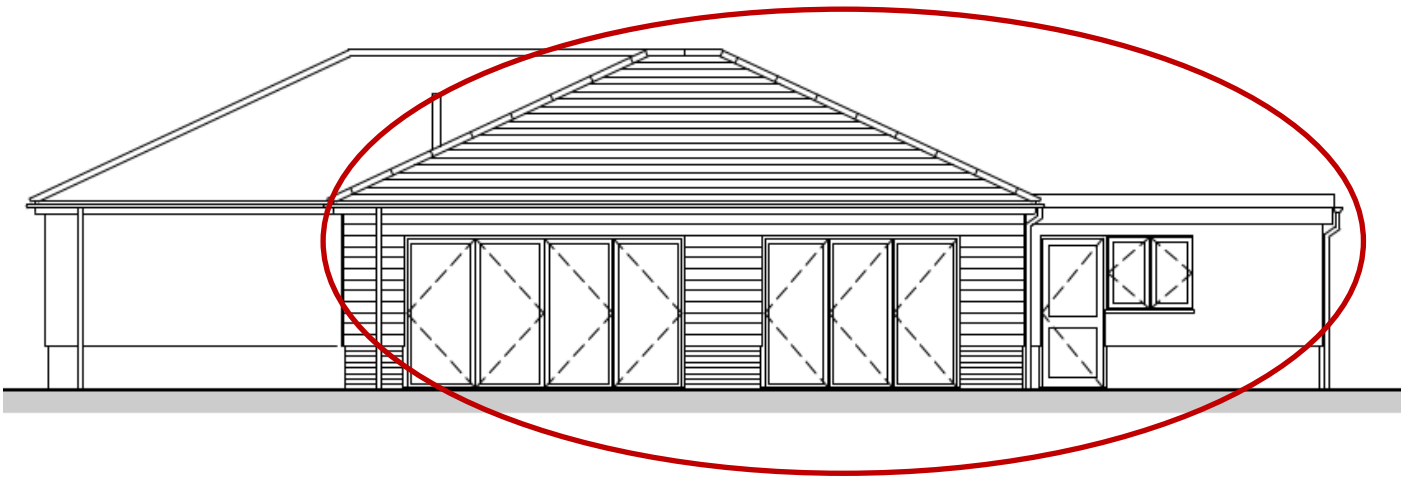
The proposed east elevation changes are as follows:



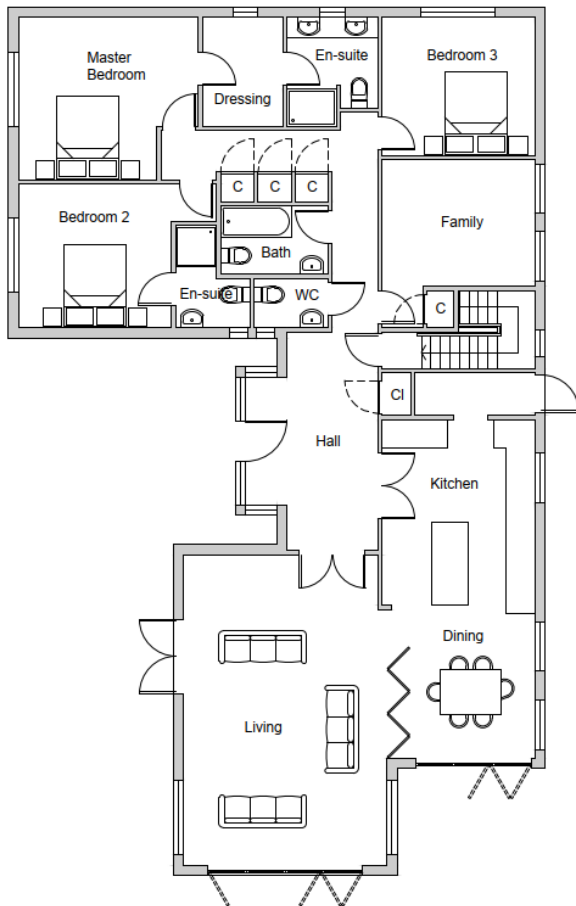
The original south elevation was as follows:



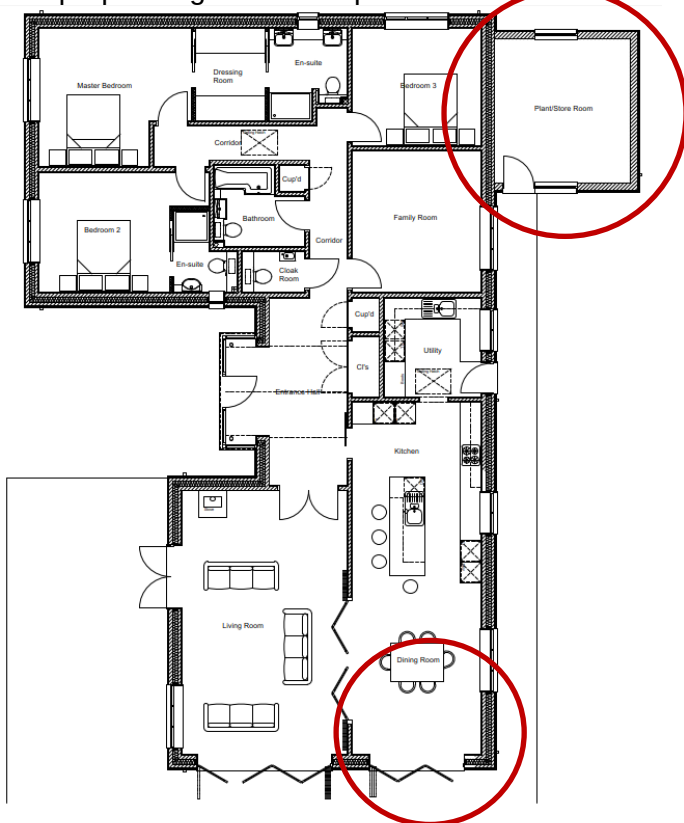
The proposed south elevation changes are as follows:



The originally approved ground floor plan is as follows:



The proposed ground floor plan is as follows:



Principle Issues

Given the nature of the proposed changes, the main issues to consider in the determination of this application are the design of the proposed elevational changes and additions and the resultant impact on the site, including on surrounding trees, and the effect of the proposal on the amenities of existing neighbouring properties and future occupiers.

Design and Character and Appearance of Surrounding Area

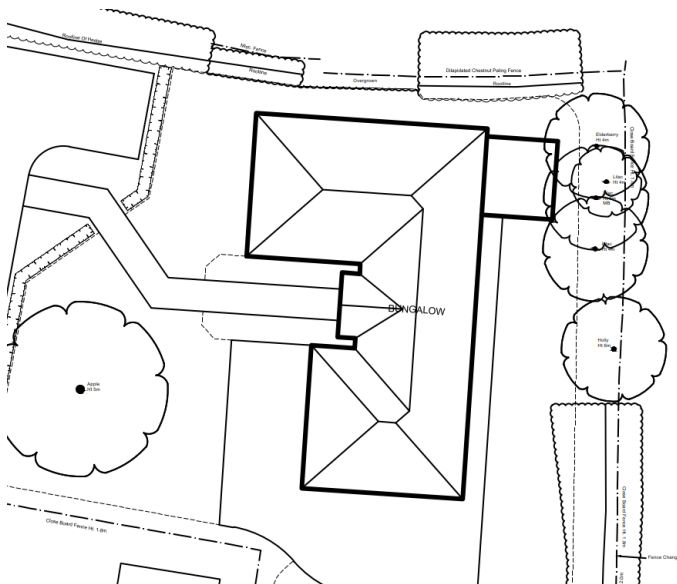
In terms of the design of the building, the squaring off of the southern corner of the building and the addition of the plant room are the most obvious changes to the originally approved scheme. These changes would not be seen from any public vantage point and are small additions to the building when viewed as a whole.

The revised proposals would not cause any significant visual changes to the approved scheme, and are therefore considered to be acceptable, and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 126 and 130 of the NPPF 2021.

Residential Amenity

The revised additions to the property would be single storey.

Proposed Block Plan:



The flat roof plant room extension would be 2.6m high (which would only be 60cm above the height of a typical 2m high rear boundary fence), and the squaring off of the dining room would match into the existing eaves and roof height, and would lessen the roof bulk with the removal of the gables. The plant room extension would bring the building closer to the neighbours in Cheyne Walk to the east, but this extension would be single storey, over 3m away from the eastern boundary and together with the detached nature of the property, the addition would have no significant impact on light, outlook or privacy to neighbouring properties. In a similar manner, the dining extension would not adversely impact neighbours.

In relation to environmental impacts, representations have been received raising concerns about possible amenity issues related to the proposed plant room. Whilst there have been no details submitted of any equipment for the plant room, there is the potential for such equipment to have an impact on neighbours in terms of noise and odour. A condition should therefore be imposed for details of any ventilation/odour/noise generating equipment to be submitted for approval.

On this basis, the proposals comply with paragraph 130 of the NPPF 2021 and Policy CS19 of the Core Strategy 2014.

Biodiversity

Under the approved and current applications, concerns have been raised regarding the existing trees and hedges on the site. There are no protected trees on the site.

A tree report was submitted with the original application, which referenced some root pruning. This was not considered to be crucial in terms of privacy. The recommendations made in the report were conditioned to be observed and adhered to (condition 9), and on this basis the proposal was considered to be acceptable.

The submitted June 2023 amendment to the approved document Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (reference CAS/2021/127) sets out some revisions to the tree removal/protection on the site.

The tree protection plan proposes some additional removals as well as protective fencing along the retained planting on the north, east and south boundaries of the site. The report concludes that as long as the precautionary and protective measures outlined are strictly observed and adhered to the proposed development will have a neutral impact on the arboricultural and wider landscape contribution of the site. Mitigation for tree removals will be made with a soft landscaping/planting plan. Adequate space exists for replacement and enhancement of the arboricultural contribution of the site. Condition 5 should be imposed as before on the material amendment permission 20220265 to follow to the recommendations in the latest report, in order to protect and retain the existing planting. In addition, whilst landscaping details have been approved further to the previous material amendment permission 20220265, as these latest proposals would result in changes to the soft landscaping, condition 4 (landscaping) should be re-imposed to seek an up-to-date landscaping plan to incorporate the latest changes to the site. This should include additional tree planting to compensate for the trees lost to the development.

Conditions

Condition 3 (details of external materials) was discharged under application 20220522, but as the proposal involves changes to the elevations, this condition should be re-imposed. Condition 8 (waste arrangements) was discharged under application 20220522 and will not be affected by the current proposals; therefore this condition is no longer required. As the proposals no longer include a basement, condition 11 is now not required. The remainder of the conditions on planning permission 20220265 will be re-imposed as originally set out.

Conclusion and Recommendation

Subject to conditions, the proposed alterations to the approved plans are minor and are considered to be acceptable in terms of the design and impact of the extension on the application building and the character and appearance of the surrounding area, and with regards to residential amenity. The proposals would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, and paragraphs 126 and 130 of the NPPF 2021.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	18 July 2023	Dated:	18 July 2023