



Delegated Report

Removal or Variation of Conditions

Planning Application No: 20250962

Location: 46 Timber Bank Vigo Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20220858 for erection of part two storey and part single storey side and rear extensions, the erection of an open entrance porch, replacement of defective timber boarding to all existing walls and formation of car park hardstanding in front garden with an extended vehicle crossover; to allow erection of pitched roof over rear extension in lieu of flat roof.

Applicant: Ms Michelle Giles

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

Application Form Dated 23/09/2025;
Drawing Number 02A (Floor Plans and Elevations – Proposed (original)); and
Drawing Number 02F (Floor Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220858	Erection of part two storey and part single storey side and rear extensions, the erection of an open entrance porch, replacement of defective timber boarding to all existing walls and formation of car park hardstanding in front garden with an extended vehicle crossover	Permitted	16.09.2022
20220632	Erection of part two storey and part single storey side and rear extensions, the erection of an open entrance porch and replacement of defective timber boarding to all existing walls.	Refused	26.07.2022
20220397	The felling of one Douglas Fir Tree (T1) and four Norway Spruce Trees (T2- T5) located in the rear garden	CTPO	25.05.2022
20191340	Removal of 16 trees, 2 fallen trees and 1 tree stump due to overcrowding and subsidence issues with the dwelling.	CTPO	24.02.2020

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Parish Council – No comments received

Neighbouring properties

5 surrounding properties were consulted and one representation was received. The consultation period ended on 22/10/2025.

Concerns were raised regarding the impact on light to neighbouring properties and will be addressed within the following report.

Officer's Analysis

Planning permission reference 20220858 for 'Erection of part two storey and part single storey side and rear extensions, the erection of an open entrance porch, replacement of defective timber boarding to all existing walls and formation of car park hardstanding in front garden with an extended vehicle crossover' was granted on 16/09/2022.

This application seeks to amend condition 2 of planning permission 20220858 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 20220858 reads as follows;

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

Application Form Dated 04/08/2022;

Drawing no: 03A (OS Plan);

Drawing no: 04B (Block Plan - Existing and Proposed);

Drawing no: 02A (Plans and Elevations - Proposed);

Drawing no: 01 (Plans and Elevations - Existing);

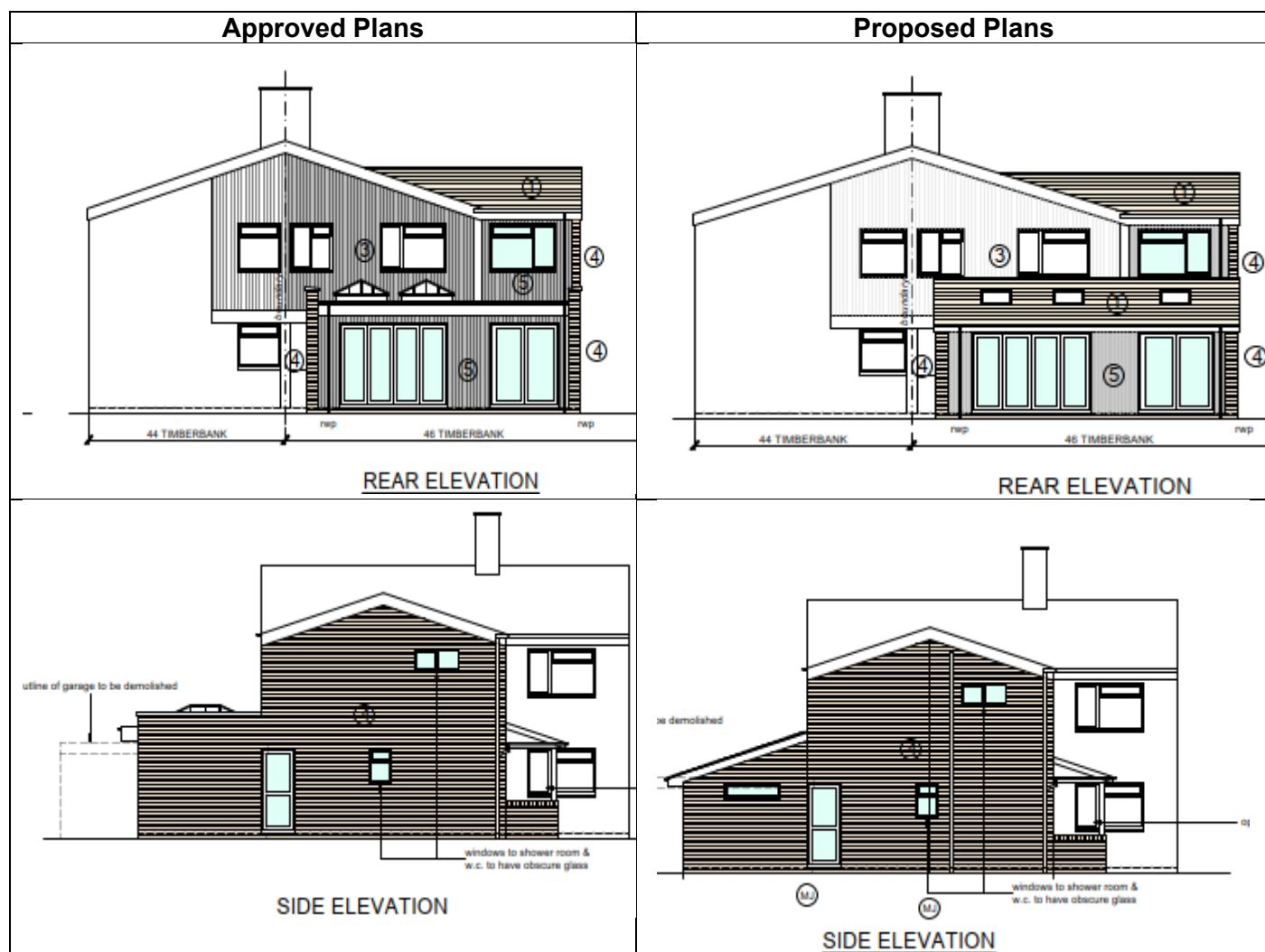
Supplementary Information - Arboricultural Report; and

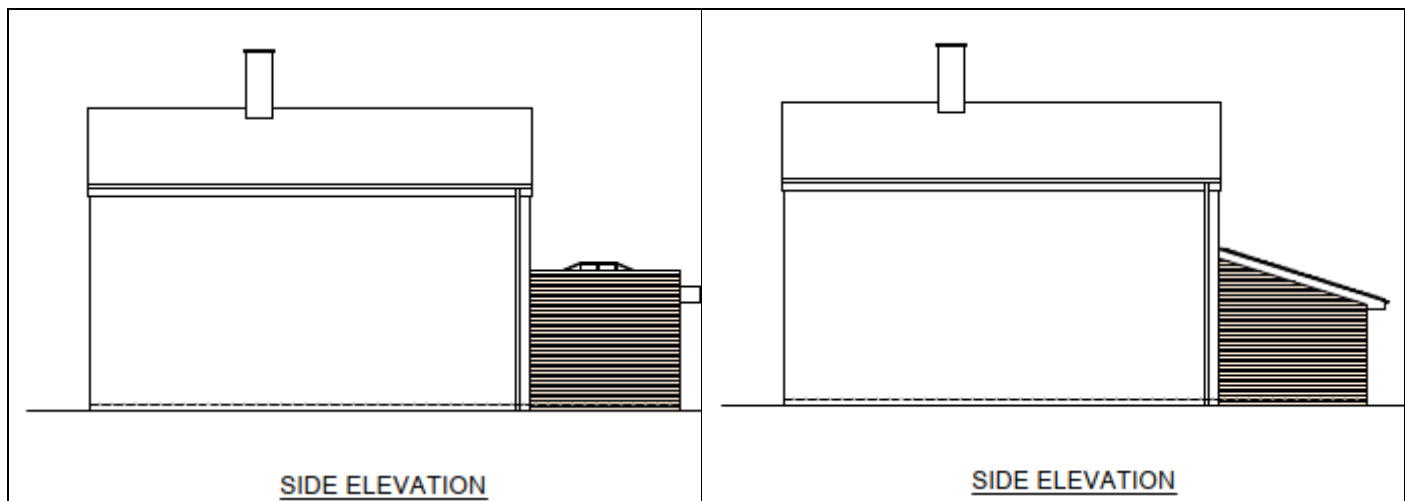
Supplementary Information - Tree Report

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

The applicant has requested changed to the approved plan '02A (Plans and Elevations – Proposed) of planning permission 20220858. The applicant requests that the approved flat roof to the rear extension be relaced with a pitched roof.

The following images are extracts from the approved plans under 20220858 and the proposed plans:





The proposed roof changes are located to the rear of the property and as such are not visible from a public vantage point and will therefore have no impact on the immediate street scene.

Concerns were raised with the impact on light to neighbouring properties. Whilst the application increases the maximum height of the extension from 3.2m to 3.45m, the extension is still considered to be modest in height, with the eaves height reduced from 3.2m to 2.18m.

Furthermore, the adjacent ground floor window of neighbouring property 44 Timber Bank serves the kitchen which is not considered to be a habitable room. The application site is set away from neighbouring property known as 48 Timber Bank and as such will not have a detrimental impact on light to this property.

As such, it is considered that the proposed alteration is of an appropriate design and would not detrimentally impact the existing street scene or the amenity of neighbouring properties and therefore the variation as submitted is considered to be acceptable.

Landscape Character Area

The application site is located within the Vigo Scarptop Woodlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

Vigo Scarptop Woodlands Landscape Character Area - The area is characterised by a relatively level topography, large areas of uninterrupted dense native coppice woodland and a complex network of uniform housing located within woodland to the North West. The views are limited due to dense housing and woodland. It is unlikely that the proposal would have a detrimental effect on the landscape character area.

Impact on Kent Downs National Landscape

The site lies within the Kent Downs National Landscape. The NPPF confirms that the National Landscape equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176.)

The proposal would be within the residential curtilage of the dwelling.

It is not considered that the proposal would not harm the natural beauty of the Kent Downs National Landscape.

Conclusion

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

Recommendation

Permission

(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:	17 th November 2025	Dated:	17th November 2025