



Delegated Report

Variation of Condition Application

Application No:	20211044
Location:	61 Windsor Road, Gravesend, Kent, DA12 5BW
Description:	Application for the variation of condition 3 attached to planning permission ref. no. 20200997 for the erection of two storey rear and side extensions, construction of a dormer extension in the rear roof slope, two dormer windows in the front roof slope and conversion of the roof space into habitable room; to allow the front of the property to be brick finished instead of render.
Applicant:	Mr Ravinder Bassi
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 17/08/2021;
Supplementary Information - Decision Notice (previous application 20200997);
Supplementary Information - Brick Details;
Drawing no. 301 - Proposed Plans and Elevations (dated 06/09/2021).

Relevant Planning History

Application No.	Description	Status	Decision
20200997	Erection of two storey rear and side extensions, construction of a dormer extension in the rear roof slope, two dormer windows in the front roof slope and conversion of the roof space into habitable rooms.	PERMITTED	20.11.2020

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)

- 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 sustainable development and 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)

Consultations, Publicity and Representations

Consultees

Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 24th September 2021.

In addition, five surrounding properties were consulted and no representations were received. The consultation period expired 15th October 2021.

Officer's Analysis

Design, Character and Appearance

61 Windsor Road is a two detached property located on the eastern side of the highway. The property was granted permission to erect two storey side and rear extension, construction of a rear dormer and two front dormers (ref. 20200997).

This application seeks to vary condition 3 attached to the planning permission ref. 20200997, which relates to external facing materials. The approved plans were for the property to be rendered to match the existing appearance, however this application proposes to change the material on the front elevation to use facing brickwork.

The brick proposed is red multi sanded stock brickwork and will be only on the front elevation of the property. The sides and rear of the property will remain rendered. The screenshots below show the dwelling as proposed:



Windsor Road is made up of different properties with different styles and many different external facing materials. The eastern side of the road are larger properties many of which are rendered. However, properties opposite the application site, on the western side of the road, are finished with brickwork similar to that proposed. Therefore, changing the material to facing brickwork is not expected to have any detrimental impact on the street scene.

There are concerns that the rendered flank elevations will be at odds with the brick front elevation, however the property, prior to extension, has a different material on the flank (pebble dash) to the front (rendered). As such it is not considered to be impactful to the appearance of the property, nor the street scene. Overall the proposed variation of condition 3 to change the external facing materials to brick is acceptable and in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The change of materials on the front elevation of the property will not impact on the amenity of future occupiers. Therefore, the proposed development safeguards the amenity in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

There is no impact on the amenity of neighbouring properties as a result of changing the proposed external facing materials on the dwelling. As such, this application accords with Policy CS19 (LPCS) and safeguards the amenity of neighbouring properties.

Suggested Conditions

All previous conditions attached to planning permission ref. 20200997 will be attached to this permission. However, the following conditions will be changed;

Condition 1 will be changed to read:

1. The development to which this permission relates must be begun not later than the 20 November 2023

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.

Condition 2 will be changed to read:

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

- Application Form - dated 28/09/2020;
- Design and Access Statement - dated 28/09/2020;
- Supplementary Information - Brick Details;
- Ordnance Survey Location Plan (scale - 1:1250);
- Proposed Block Plan (scale - 1:500);
- Drawing no.101 - Existing Plans and Elevations;
- Drawing no. 301 - Proposed Plans and Elevations (dated 06/09/2021);
- Drawing no.302 - Proposed Loft and Views.

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

Condition 3 will be changed to read:

3. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown in 'Drawing no. 301 – Proposed Plans and Elevations'.

Reason To ensure a satisfactory visual appearance of the new development in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Conclusion

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

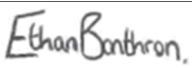
The change of external facing materials on the front elevation of the property will not adversely impact on the appearance of the property, nor the character of the street scene. There will be no harm caused to amenity of future occupiers or neighbouring properties.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2 nd November 2021	Dated:	02 November 2021

Gravesham Borough Council