



Delegated Report

Variation of Condition (Minor Material Amendment) Application

Planning Application No:	20240411
Location:	Former Courtlands, Gravesend Road, Shorne, Gravesend
Description:	Application for variation of condition 2 attached to planning permission reference number 20221133 (for demolition of existing dwelling and erection of a 4-bed detached replacement dwelling); to allow rear dormer windows, window and door style/opening changes, addition of quoin detailing, roof pitch/depth/height differences, addition of glass balustrade over single storey rear element, porch design differences, and internal alterations.
Applicant:	Mr Pawar
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form

Drawing no. 2024/10/06 (Variation to approved first floor plan)

Drawing no. 2024/10/07 (Variation to approved planning to provide second floor plan)

Drawing no. 2024/10/08 (Variation to approved roof plan with dormers installed)

Drawing no. 2024/10/09 (Variation to approved front and side elevations)

Drawing no. 2024/10/10 (Variation to approved rear and side elevations)

Drawing no 2024/10/11 (Variation to proposed site location and block plan)

Drawing no. 001 Rev. A (Site layout with regards to outbuildings (garage, stables and shed) to be demolished)

Relevant Planning History

There have been various planning applications on the site, but the following is the most relevant to this application:

Reference	Description	Decision	Decision Date
20221133	Demolition of existing dwelling and erection of a 4-bed detached replacement dwelling.	Permitted	14.12.2022

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 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- C12 – Replacement Dwellings in the Countryside
- T1 – Impact of Development on the Highway Network
- T5 – New Accesses onto 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
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- 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

Dickens Country Protection Society

Bearing in mind the history of the site, whilst the Society would be concerned if the applicant was seeking to exceed the limits or conditions imposed as a result of the consent granted under ref. 20221133, the proposal to utilise the roof void for storage and hobby use does not appear to be unreasonable. The proposal does not extend the building envelope other than the dormers themselves which are rear facing and will not result in overlooking or impact on the street scene. The Society has no objection to the application.

Shorne Parish Council

The application is for a variation of a condition to allow rear dormer windows however the proposal is actually for several significant changes to the previously permitted plans (including addition of rooms in the loft together with a permanent means of access) so the Parish Council considers that a formal planning application is required.

The plans presently submitted as being the approved plans are different in several ways to those that we believe to have been actually approved – for the Ground and First floor layouts this should be plan 004, Revision A, dated 21/10/2022. In particular we note that Bedroom 4 has been removed (so the house is no longer a 4-bedroom dwelling as described in the application), the location and orientation of the staircase has been altered, and opening doors onto a large, glass panel edged balcony are shown (which is out of character with the classical design of the replacement house).

The proposal for rooms in the loft was part of application ref 20211361 which was refused permission by GBC and also dismissed at Appeal, therefore no use of the loft except as storage space via temporary access is presently permitted.

Parish Council has no objection in principle to these proposals but has several other concerns/requests:

- Rooms in the loft and their use – use should only be occasional and the rooms cannot be used as residential accommodation. It should be made very clear through Conditions that there cannot be sleeping accommodation in the loft. We are also concerned about adequacy of fire safety protection for the staircase.
- Hobby Room in the loft – the permitted outbuildings include a very large Hobby Room so we question why another is needed in addition.
- Balcony and balustrade – if to be permitted then the balustrade should be of a classical design that is in keeping with the style of the replacement house.
- Outbuildings and further increased size and bulk - We note that the previously permitted outbuildings have all been built, so the creation of a useable loft floor is a further expansion of built forms on the overall site.
- Site visit - While conducting the Officer site visit, the use of the various annexe buildings should be examined and proposed use clarified. It is also noted that the orientation of the swimming pool has been changed.

GBC Environmental Protection

There is no objection to this variation application or adverse comments to make.

Neighbouring properties

The application has been advertised by individual neighbour letters to 3 properties. The overall consultation period expired on 17 June 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 20221133 (for demolition of existing dwelling and erection of a 4-bed detached replacement dwelling); to allow rear dormer windows, window and door style/opening changes, addition of quoin detailing, roof pitch/depth/height differences, addition of glass balustrade over single storey rear element, porch design differences, and internal alterations.

Condition 2 of planning permission 20221133 states as follows:

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

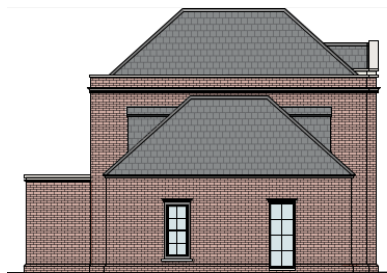
- *Application Form;*
- *Site Layout, Existing Block Plan and Proposed Block Plan, drawing no. 001 Rev A;*
- *Existing Plans and Elevations, drawing no. 002 Rev A;*
- *Previously Approved Permitted Development Plans and Elevation Ref 20200211, drawing no. 004 Rev E;*
- *Proposed Floor Plans, drawing no. 004 Rev 4;*
- *Proposed Elevations, drawing no. 005 Rev A;*
- *Proposed Elevations, drawing no. 006 Rev A*

- *Roof Plans, drawing no. 007 Rev A;*
- *Planning & Design Statement, by Tetlow King Planning;*
- *Schedule of Materials, by Barron Edwards Sterling.*

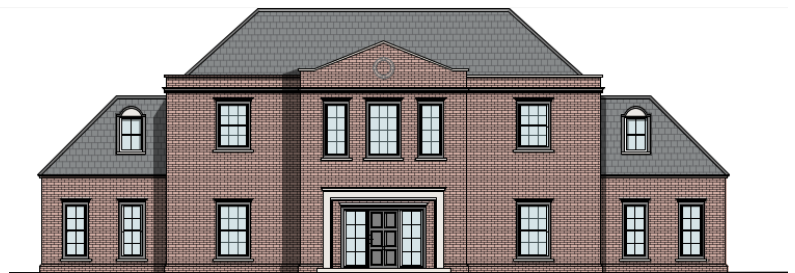
Reason: For the avoidance of doubt and in the interests of proper planning.

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

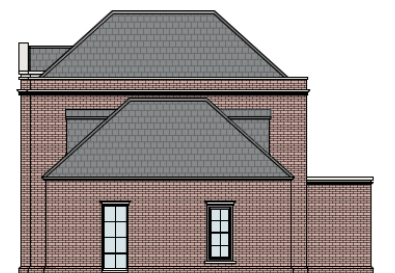
20221133 approved plans:



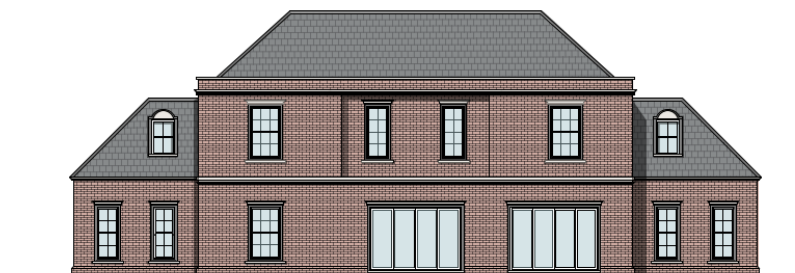
Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

Current proposed plans:



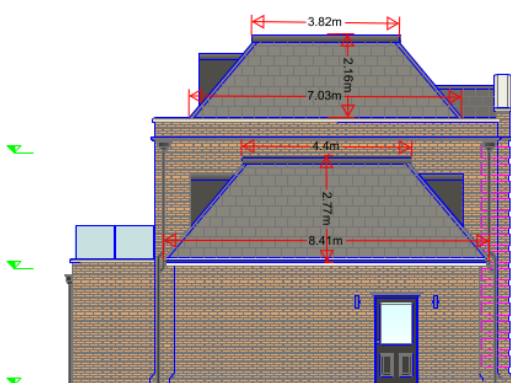
Rear Elevation



Side Elevation



Front Elevation



Side Elevation

Initially the application description included the rear dormers as the only material change, but it was

realised that the scope of the alterations went beyond this, plus the site layout was different with a realignment of the swimming pool. A further block plan was then submitted, and the description was altered accordingly to include all alterations.

The main changes will be at the rear, including three small dormers to serve a new 'hobbies room' at second floor level, together with attic storage. There would also be a glass balustrade to create a balcony over the flat roof single storey rear extension and changes to the roof dimensions. The other changes are more minor elevational changes that represent less material alterations to the proposals.

Principle Issues

Given the nature of the proposed changes which largely related to elevational alterations, the main issue to consider in the determination of this application is the design of those proposed elevational changes and the resultant impact on the site. There are no adverse impacts on the amenities of existing neighbouring properties (there are none nearby) and future occupiers, or on parking and highways matters.

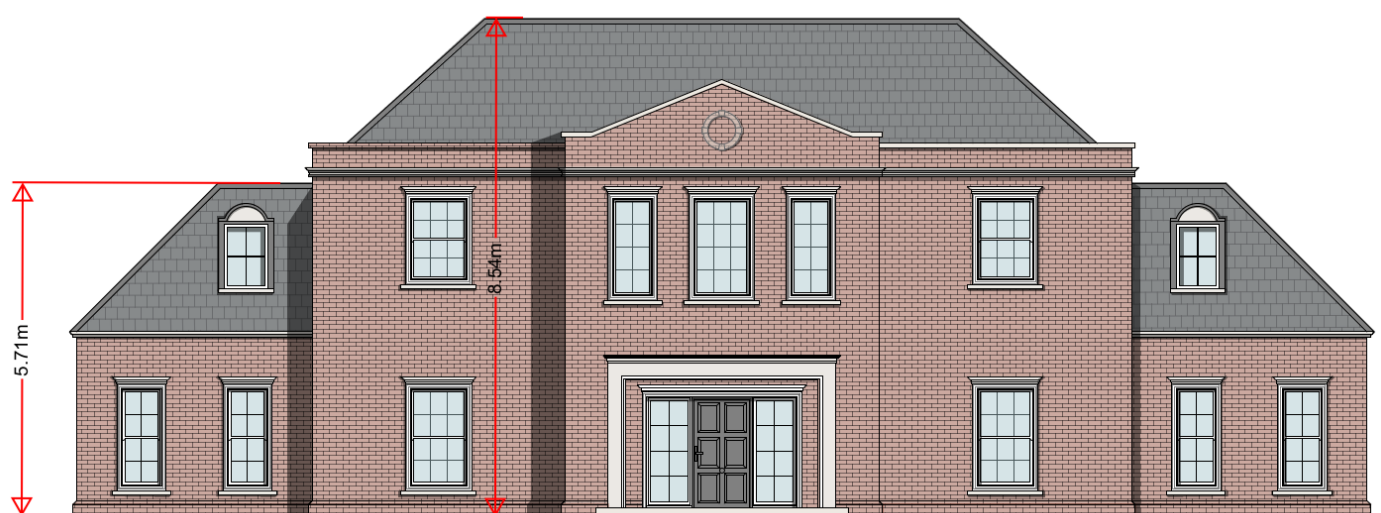
Design, Character and Appearance

In terms of the appearance of the site and proposed dwelling, the main external changes to the property would involve the addition of three small dormer windows within the main rear roof slope together with changes to the roof and the creation of a rear balcony.

The proposed additional volume for the dormers would amount to approximately 3m³. This addition would be entirely within the existing footprint of the building. Such a minimal addition to the property would only modestly increase its size and would not significantly impact on the bulk of the property. Located as they would be at the rear, the additional dormers would not cause any obvious visual changes to the approved scheme from the public realm.

In terms of the roof changes, as the comparison drawings below illustrate there are some changes to the roof heights/pitches/depths:

Originally approved front elevation:

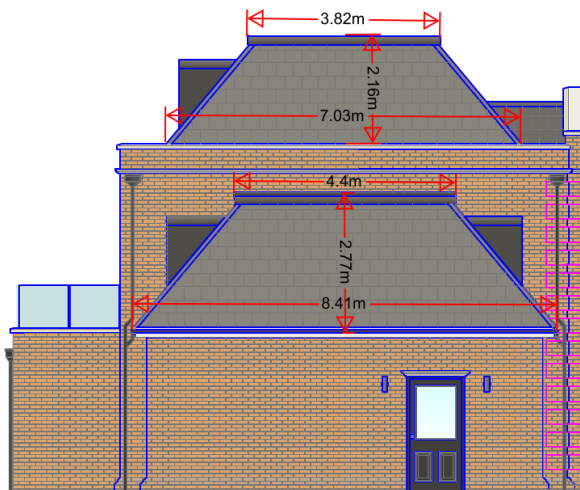
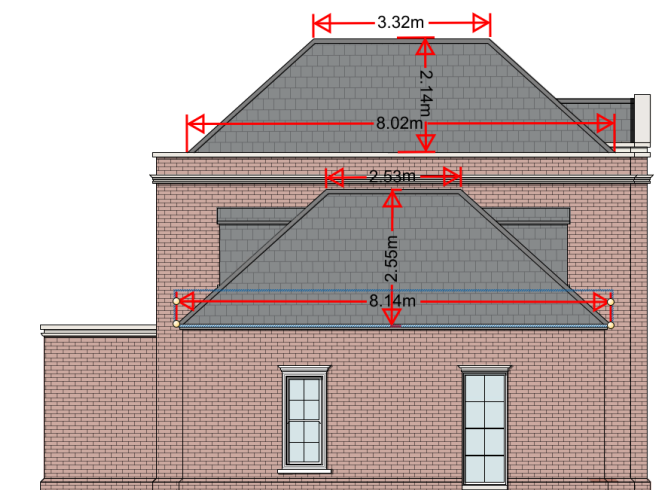


Proposed front elevation:



Originally approved side elevation:

Proposed side elevation:



Whilst there are different dimensions involved, the differences are not substantial, and the proposed changes would be negligible when the building is viewed as a whole within the site context.

Most significantly, the proposed changes would not alter the conclusions about the impact on the openness of the Green Belt in this location. The footprint of the building would not be altered.

The proposal is therefore considered to be acceptable and would comply with the requirements of Policy CS02 and CS19 of the Core Strategy 2014 and paragraphs 130, 135 and 153 of the NPPF 2023.

Conditions

Condition 1 is no longer needed as the development has already been implemented. Condition 3 (external materials) had to be implemented as detailed in the original application, but there are changes to the materials within the revised plans that have not been considered under application 20221133 and therefore it is considered there is a need for a condition detailing materials.

Whilst a new block plan has been submitted showing the realignment of the swimming pool, the original block plan includes the buildings on the site that are to be demolished; this was previously conditioned. It is considered that this plan should be included within the approved plans, and condition 4 should be reimposed referring to the buildings to be demolished on that plan.

As the remaining conditions on planning permission 20221133 have yet to be discharged/do not require the submission of details, these original conditions on the permission will be re-imposed as previously set out, with the changes discussed above to the drawings under condition 2 (approved plans).

Conclusion and Recommendation

The proposed alterations to the approved plans are minor and are 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 comply with the requirements of Policies CS02 and CS19 of the Core Strategy 2014, and paragraphs 130, 135 and 153 of the NPPF 2023.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	16 July 2024	Dated:	16th July 2024