



Delegated Report

Removal or Variation of Conditions

Planning Application No: 20250982

Location: 232 Singlewell Road Gravesend Kent DA11 7RE

Description: Application for variation of condition 2 attached to planning permission reference number 20241153 for demolition of existing dwelling and erection of a 4-bed chalet bungalow; to allow the replacement of the garage door with a window and addition of stone quoins and window cills to the front elevation.

Applicant: Mr Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 001 Rev B (Proposed Plans)
- Drawing No: 002 Rev B (Proposed Elevations)

Plans Permitted under 20241153

- o Application Form
- o Drawing No: 001 Revision C (Existing/Proposed Block Plan and Site Location Map)
- o Drawing No: 007 Revision A (45 Degree Rule Calculations)
- o Drawing No: 002 Revision B (Proposed Elevations)
- o Drawing No: 006 Revision B (Existing/Proposed Streetscene)
- o Drawing No: 001 Revision B (Proposed Floor Plans)
- o Drawing No: 003 Revision A (Existing Elevations)
- o Drawing No: 002 Revision A (Existing Floor Plans)

Plans Superseded from 20241153

- ~~o Drawing No: 002 Revision B (Proposed Elevations)~~
- ~~o Drawing No: 001 Revision B (Proposed Floor Plans)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20241153	Demolition of existing dwelling and erection of a 4-bed chalet bungalow.	Permitted	27.06.2025

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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 03.11.2025 and no comments were received.

Officer's Analysis

Background

Planning permission was granted under reference 20241153 for the demolition of existing dwelling and erection of a 4-bed chalet bungalow on 27.06.2025. Therefore, the Local Planning Authority has judged the principle of the development as acceptable.

This application seeks to amend condition 2 of planning permission 20241153 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 20241153 reads as follows;

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

- Application Form
- Drawing No: 001 Revision C (Existing/Proposed Block Plan and Site Location Map)
- Drawing No: 007 Revision A (45 Degree Rule Calculations)
- Drawing No: 005 Revision B (Proposed Elevations)
- Drawing No: 006 Revision B (Existing/Proposed Streetscene)
- Drawing No: 004 Revision A (Proposed Floor Plans)
- Drawing No: 003 Revision A (Existing Elevations)
- Drawing No: 002 Revision A (Existing Floor Plans).

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

The applicant has set out that the approved floor plan referenced in condition 2 of planning permission 20241153 requires amendment so that the proposed integral garage can be changed into an additional living room. The following images are extracts from the approved plans under 20241153 and the proposed plans;



As can be seen from the above images under permission 20241153 the approved plans comprised an integral garage with a garage door in the front elevation to allow access. The original plans also show a brick finish with no further detailing on the external walls.

However the applicant now wishes to utilise the garage as a living area which will mean there will be a change to the external finish by way of removal of the garage door and an additional smaller window into a larger window to serve a living area. The proposal also seeks to add some stone cills and quoins to the development which will add to the decorative detailing of the development.

The proposed alterations will continue to provide good living conditions for future occupiers and is of an appropriate design. The additional detailing will add a decorative flare to the development thus enhancing its aesthetic appeal. There have not been any objections to the proposed variation and the development would continue to safeguard occupant amenity. There is not considered to be a need to retain the garage for parking purposes, as the driveway provides sufficient parking.

Ongoing Conditions

It is important to note that planning permission 20241153 imposed the below pre commencement and prior to occupation conditions which state:

Condition 7 stated:

Prior to first occupation of the development hereby permitted, the vehicle parking areas shown on the approved plans (including the means of access and vehicle turning areas) shall be formed, surfaced and drained in accordance with the details shown on approved Drawing No: 001 REV C (Existing Proposed Block Plans); thereafter, and notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 as amended, or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the vehicle parking areas.

Reason: To ensure sufficient off street car parking provision to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

Condition 8 stated:

Prior to the commencement of any above ground works, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- *proposed boundary treatments,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking area, pedestrian access and garden.*

Reason: The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Condition 9 stated:

Within three months of works commencing, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in any close-board fencing. The approved measures will be implemented and retained thereafter.

Reason: To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

It is noted that condition 8 has not been adhered to as ground works have been carried out and at the time of writing this report the discharge of this condition remains outstanding. The agent has advised that the discharge of this condition was not carried out due to the proposed variation of conditions 2 and 7 under

planning reference 20250798 which will require a change to the final landscaping scheme. However as the application 20250798 for the variation of conditions 2 and 7 is still not determined and at the time of writing this report these conditions will be reattached with amended trigger points, giving the applicant one month from the date of the decision to discharge this condition.

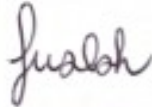
Condition 9 requires the applicant to submit a biodiversity scheme within three months of works commencing. The agent has advised that works commenced on 28th August 2025 which exceeds the 3 month threshold. The agent has advised relevant information will be submitted in due course, however as this condition has not been satisfied at the time of writing this report it will re reattached with a one month extension for the applicant to discharge this condition within.

The remaining conditions will be attached and will supersede the conditions imposed under 20241153.

Conclusion & Recommendation

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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	26th November 2025	Dated:	27 November 2025