



Delegated Report

Variation of Condition Application

Planning Application No: 20250011

Location: 2 Brookside Road Istead Rise Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20201184 for erection of a single storey front and rear extension, a first floor side extension and part garage conversion; to allow the removal of the first floor extension and the existing garage / side extension flat roof will be replaced with a pitched roof.

Applicant: Mr Marshall

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form; and
Drawing No. 281.2 Rev C – Proposed plans for planning permission.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201184	Erection of a single storey front and rear extension, a first floor side extension and part garage conversion.	Permission	26.01.2021

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

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of letters to 6 surrounding properties. The consultation period expired on 4.02.2025 with no comments received.

Analysis

Background

Under 20201184 planning permission was granted for erection of a single storey front and rear extension, a first floor side extension and part garage conversion. Therefore the principle of development was judged as acceptable.

This application seeks to amend condition 2 of planning permission 20201184 under Section 73 of the Town and Country Planning Act 1990 (as amended).

Condition 2 of planning permission 20201184 reads as follows;

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

*Planning Application Form;
Drawing No. 281.1 - Existing Plans; and
Drawing No. 281.2 Revision A - Proposed plans for planning permission.*

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

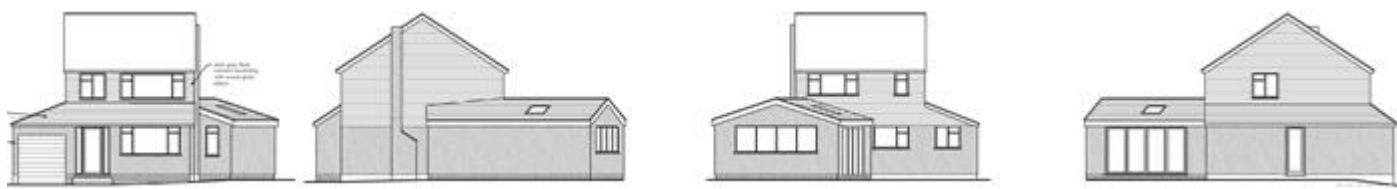
Proposal

Under the current application the proposal seeks to to allow the removal of the first floor extension and the existing garage / side extension flat roof will be replaced with a pitched roof.

Permitted under 20201184



Current Proposal



Under the current proposal the first floor side extension would be removed, having a much lesser impact. The roof of the existing single storey side projection will change from a flat roof with parapet, to a pitch roof. The single storey front and rear extension and ground floor layout will remain as previously approved. The proposed changes will not result in any material harm in terms of impact on neighbouring amenity. The footprint will remain the same there and there will not be any additional loss of garden space.

No objections have been received on the proposed amendments.

Conclusion & Recommendation

The proposed development would comply with local and national planning policies.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	3rd March 2025	Dated:	5th March 2025