



Delegated Report

Variation of Condition

Planning Application No: 20241131

Location: 8 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Application for variation of condition 2 attached to planning permission reference number 20231035 for the erection of an outbuilding to be used as a gym with shower/w.c. and store; to allow a change of roof design from monopitch to dual pitch roof.

Applicant: MR Jess Gill

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 1002B (Existing and Proposed Block Plans)
- Drawing No: 1003E (Proposed Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20231035	Erection of an outbuilding to be used as a gym with shower/w.c. and store.	Permitted	27.11.2023

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 4 surrounding properties. The consultation period expired on 10.01.2024 and one objection was received.

The main points raised were:

- The revised outbuilding is excessive in height and scale
- Will set a precedence for large outbuilding
- Will reduce the greenspace
- Will impact views and damage local aesthetic

Analysis

Background

Under 20231035 planning permission was granted for Erection of an outbuilding to be used as a gym with shower/w.c. and store. Therefore the principle of development was judged as acceptable.

This application seeks to amend condition 2 of planning permission 20231035 under Section 73 of the Town and Country Planning Act 1990 (as amended).

Condition 2 of planning permission 20231035 reads as follows;

The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

- o Application form*
- o Drawing No: 1003A (Proposed Plans and Elevations)*
- o Drawing No: 1001 (Site Location Map)*
- o Drawing No: 1002 (Existing and Proposed Block Plans)*

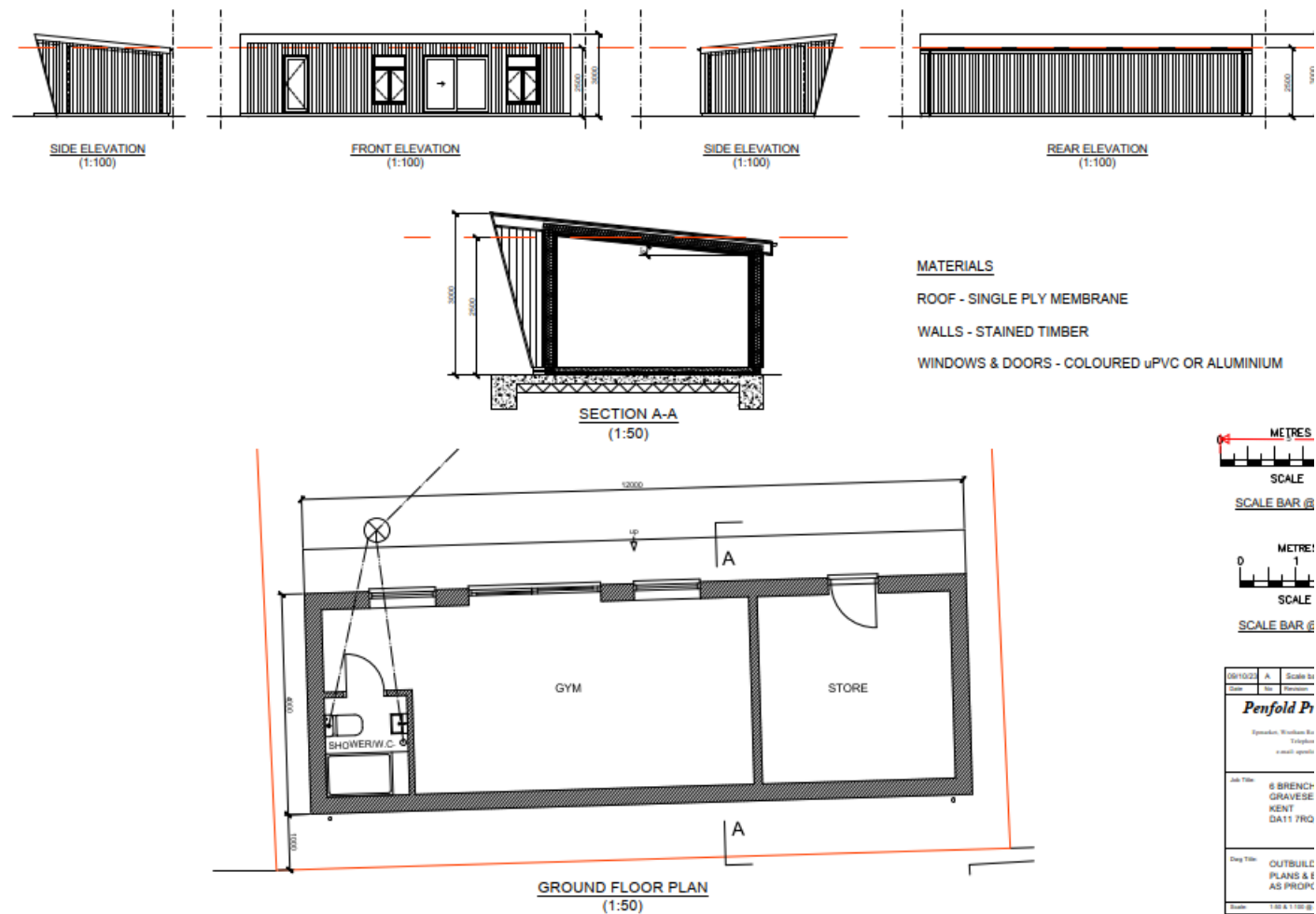
and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

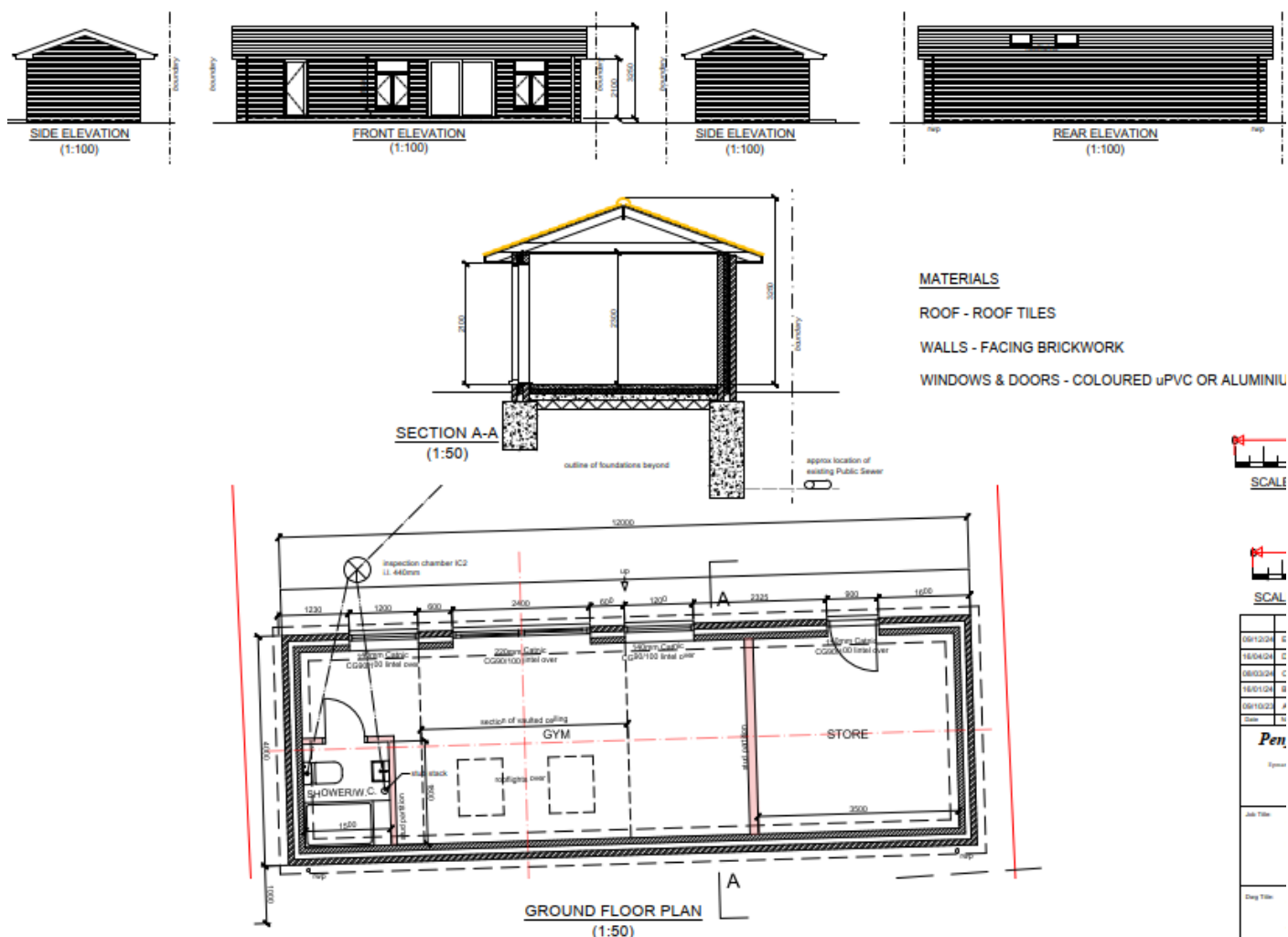
Proposal

Under the current application the proposal seeks to change the permitted monopitch roof form to a dual pitch roof form.

Permitted under 20231035



Current Proposal



Under the current proposal the roof form will increase by 0.2m and retain the same footprint and siting. The revised proposal also seeks to introduce two roof lights. The proposed changes will not result in any material harm in terms of impact on neighbouring amenity. The marginal increase in height will not impact outlook and as the footprint will remain the same there will not be any additional loss of garden space.

Some of the points raised in the objection are not material planning considerations, the current proposal only seeks to consider variations to conditions attached to 20231035.

Conclusion & Recommendation

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

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	05.02.2025	Dated:	7 th February 2025

