



Delegated Report

Variation of Condition (Minor Material Amendment) Application

Planning Application No:	20230695
Location:	15 Arcadia Road, Istead Rise, Gravesend, Kent
Description:	Application for variation of condition 2 attached to planning permission reference number 20220261 relating to demolition of existing dwelling and erection of new 4-bedroom dwelling including laying out front garden as hardstanding and extended vehicle crossover to create vehicular access; to allow addition of habitable rooms in loft space including velux balcony style rooflights in rear roof slope.
Applicant:	Mr & Mrs East
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. 02C (Plans and Elevations as Proposed)
Drawing no. 13 (Second Floor Plan as Proposed)
Planning Statement

Relevant Planning History

Reference	Description	Decision	Decision Date
20220885	Application for approval of condition 3 attached to planning permission reference number 202202613 relating to details of ground works and external facing materials.	Approval of details	23.09.2022
20220261	Demolition of existing dwelling and erection of new 4-bedroom dwelling including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access.	Permitted	28.04.2022

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density

- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- T5 – New Accesses onto Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- 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

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The overall consultation period expired on 9 August 2023.

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 20220261 relating to the demolition of the existing dwelling and the erection of a new 4-bedroom dwelling including laying out the front garden as hardstanding and extending the vehicle crossover to create a vehicular access; to allow the addition of habitable rooms in the loft space including velux balcony style rooflights in rear roof slope.

Condition 2 of planning permission 20220261 states as follows:

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

*Application form;
Drawing no. ARI/2095/1 (Site Survey);
Drawing no. 01 (Plans and Elevations as Existing);
Drawing no. 02 (Plans and Elevations as Proposed);
Drawing no. 03 (Block Plans as Existing and as Proposed);
Drawing no. 04 (Site Location Plan);
Drawing no. 05 (Site Cross Sections A-A as Existing and as Proposed); and
Drawing no. 06 (Site Longitudinal Sections B-B as Existing and as Proposed).
(All received 10 March 2022.)*

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

The demolition of the existing dwelling took place in July 2022 and the erection of the new dwelling commenced in August 2022. The shell of the new dwelling has been erected, including the installation of the new roof. Following this, it has been realised that the area within the roof space is quite considerable in size, and that this space could be used as part of the house.

The changes to the relevant drawings and approved documents therefore relate to the following:

*(Revision) Drawing no. 02C (Plans and Elevations as Proposed)
(Additional) Drawing no. 13 (Second Floor Plan as Proposed)*

Additional staircases would be installed between the first floor and roof space access, Velux Cabrio balcony system windows would be installed into the rear roof slope and two additional rooms will be created in the roof space, taking the total number of bedrooms to 6.

20220261 approved rear elevation:



Current proposed rear elevation:



Principle Issues

Given the nature of the proposed changes, the main issues to consider in the determination of this application are the design of the proposed elevational changes and the resultant impact on the site, the effect of the proposal on the amenities of existing neighbouring properties and future occupiers, and on parking and highways matters.

Design, Character and Appearance

In terms of the appearance of the site and proposed dwelling, the only external changes to the property would involve the addition of 3 three windows, all within the rear roof slope (see images above). Located as they would be at the rear, these additional windows would not cause any obvious visual changes to the approved scheme from the public realm. The proposal is therefore considered to be acceptable and would comply with the requirements of Policy CS19 of the Core Strategy 2014 and paragraph 126 and 130 of the NPPF 2021.

Residential Amenity

It is considered that the revised proposal complies with the Technical Housing Standards - Nationally Described Space Standards 2015 in terms of the size of the proposed accommodation, which with a gross internal floor area (GIFA) of 274m², exceeds the highest minimum standard of 138m² for a 3 storey, 6 bedroom, 8 person dwelling. The proposal would also still comply with the Council's residential layout guidelines for the proposed garden (there would be no changes that would impact on the approved garden).

Due to the general pattern of development on the road, with detached houses on good size plots, and with no residential buildings immediately to the rear, the proposed rear roof windows would not cause any significant additional adverse impact on neighbouring properties from overlooking or loss of light, over and above what would be expected in a residential area.

There is therefore no conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021 in respect of the standard of amenity and living conditions of future occupants and existing neighbouring properties.

Overall, it is considered that the revisions to the proposed dwelling would be satisfactory in terms of the impacts on the amenities of existing and future occupiers, and the proposal is therefore acceptable and in accordance with the requirements of the SPG2 Residential Layout Guidelines (2020), Policy CS19 of the Core Strategy 2014 and paragraph 130 of the NPPF 2021.

Parking and Highways

There would be an increase in the number of bedrooms from 4 to 6 at the property as a result of the revisions, but there remains ample off-street parking provided, and plenty of space for cycles within the plot. It is therefore considered that there would be no additional parking impact from the proposal. There have also been no objections in this regard.

The proposal remains a replacement house, and as there is an existing access on a road with low levels of traffic there is unlikely to be additional adverse impacts on highway or pedestrian safety. The proposal would therefore comply with Saved Policies T1, T5 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014.

Conditions

Condition 1 is no longer needed as the development has already been implemented. Condition 3 (external facing materials) has been discharged under application 20220885 and as the details of the proposed roof windows have been submitted under this current application and are acceptable, there is no longer a need for this condition.

As the remaining conditions on planning permission 20220261 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, and with regards to residential amenity and highways matters. The proposal would therefore comply with the requirements of Policies CS11 and CS19 of the Core Strategy 2014, and paragraphs 111, 126 and 130 of the NPPF 2021.

(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:	10 August 2023	Dated:	10th August 2023