



Delegated Report

Removal or Variation of Conditions

Planning Application No: 20250908

Location: 12 Campion Close Northfleet Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20250458 for demolition of existing conservatory and erection of single storey rear extension, part single storey side extension and conversion of the garage into habitable space with link to the single storey extension; to allow the roof of the proposal is to be altered.

Applicant: Mrs Amandeep Kaur Sandhu

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 09/09/2025; and
Drawing Number 03 (Elevations and Block Plans – Existing and Proposed with OS Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250458	Demolition of existing conservatory and erection of single storey rear extension, part single storey side extension and conversion of the garage into habitable space with link to the single storey extension.	Permitted	02.07.2025
20241106	Demolition of existing conservatory and erection of single storey rear extension with alterations to fenestration.	Permitted	04.02.2025

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)

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)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – no comments received

Neighbouring properties

7 surrounding properties were consulted and no responses were received. The consultation period ended on 07/10/2025.

Officer's Analysis

Background

Planning permission reference 20250458 for the 'Demolition of existing conservatory and erection of single storey rear extension, part single storey side extension and conversion of the garage into habitable space with link to the single storey extension' was granted on 04.02.2025. Therefore, the Local Planning Authority has judged the principle of the development as acceptable.

This application seeks to amend condition 2 of planning permission 20250458 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 20250458 reads as follows;

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

Application Form Dated 08/05/2025;

Supplementary Information - Design and Access Statement;

Drawing Number 001 (Floor Plans - Existing and Proposed); and

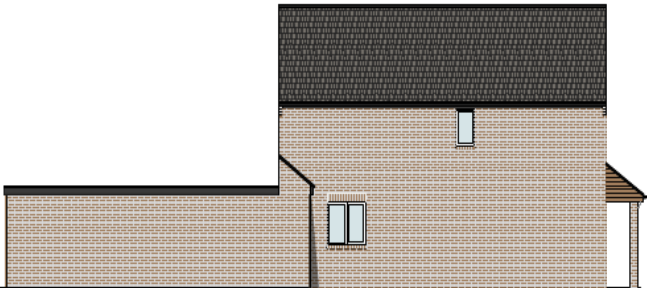
Drawing Number 002 (Elevations, Block Plan and OS Plan - Existing and Proposed).

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

The applicant has requested changes to the approved plan '002 Elevations, Block Plan and OS Plan –

Existing and Proposed' of planning permission 20250458. The applicant requests the approved hipped roof to be replaced with a flat roof.

The following images are extracts from the approved plans under 20250458 and the proposed plans:

Approved Plans	Proposed Plans
	
	
	
	

Gravesham Householder Extensions/Alterations Design Guide (2021) sets out design guidance for single storey side extensions as below:

- **Design:** Extensions are of greater visibility, and should incorporate roof designs to reflect the main property's roof. The use of flat or false pitched roofs visible from the street should be avoided. Patterns, design and proportions of windows should reflect the original building and local character. Walls to extensions should not form the site boundary with the public highway, as these can be oppressive and encourage antisocial activities.

While the application looks to replace the previously approved roof with a flat roof, it is noted that the roof serving the side extension, as visible from the street scene will incorporate a 'false pitch' and resultantly the flat roof will not be visible from a public vantage point and is not considered to have a detrimental impact on the immediate street scene.

As such, it is considered that the proposed alteration is of an appropriate design and would not detrimentally impact the existing street scene and therefore the variation as submitted is considered to be acceptable.

Conclusion

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	3 rd November 2025	Dated:	3rd November 2025