

Delegated Report

Variation of Condition

Planning Application No: 20260114

Location: 24 Packham Road Northfleet Gravesend Kent

Description: Application for variation of condition 1 attached to planning permission reference number 20250636 for retrospective application for change of use of garage to home office, gym and shower room; to allow replacement of garage door with two windows.

Applicant: Mrs Annarie Kmita

Site Visit Date: 25 September 2025 (to assess planning application 20250636)

Submitted Documents/Plans

Application for removal or variation of condition form;
Drawing no. 001 Rev. A Existing and proposed block plans and site location plan;
Drawing no. 002 Rev. A Existing layout and elevations; and
Drawing no. 003 Rev. A Proposed layout and elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250636	Retrospective application for change of use of garage to home office, gym and shower room.	Permitted	12.11.2025

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)

- None

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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Neighbouring properties

The application was publicised by a site notice and to four neighbouring properties by letter. No representations have been received.

Officer's Analysis

Background

Planning permission reference 20250636 was granted in November 2025, for the retrospective change of use of the garage to a home office, gym and shower room. Condition 1 of that permission reads as follows;

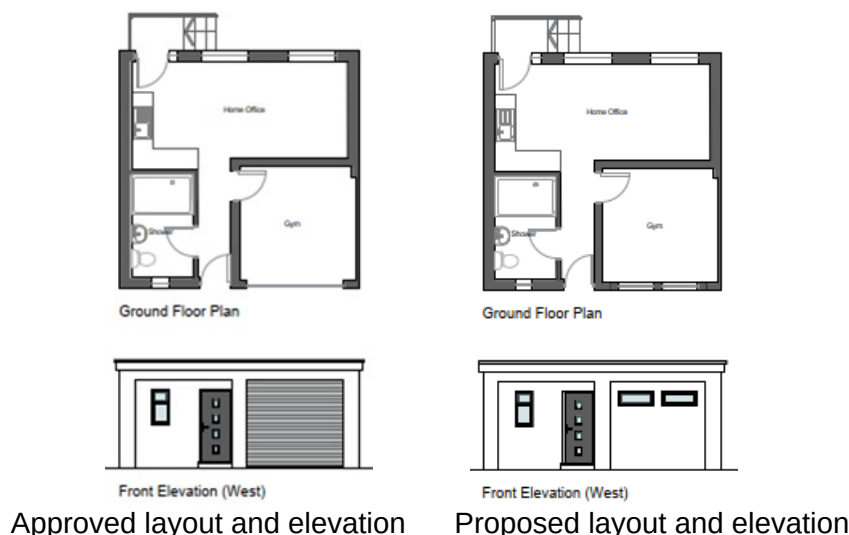
1. The development as carried out shall accord with the following approved plans:

Householder Application for Planning Permission form;
Drawing no. 001 Rev. A Existing layout and elevations;
Block Plan;
Site location plan; and
Email from the agent received 13 October 2025.

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

This application seeks to vary condition 1, to allow the replacement of the garage door with two windows.

The following are extracts from the approved and proposed drawings;



Design, Character and Appearance

The proposed windows would be acceptable in terms of design and would not detract from the character or appearance of the existing building or the surrounding area. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The proposed development would improve the living conditions for future occupiers by increasing the amount of natural light in the gym. Due to the high level nature of the windows (a sill height of some 1.9 metres), there would be no adverse overlooking into the gym from passers by. As such, the proposal would not be detrimental to the residential amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The proposed windows would obliquely face the side elevation of no. 10 Farlow Close with a privacy distance of some 18 metres. However, due to the windows being to a non-habitable room, them being high level and because any overlooking would be oblique, there would be no adverse overlooking impact. As such, the proposal would not be detrimental to the residential amenity of any surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Ongoing Conditions

It is noted that planning permission 20250636 was subject to various other conditions, all of which would remain relevant and should be carried over in any future planning permission. As such, only condition 1 would be varied as a result of this application.

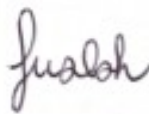
Conclusion

The proposal, subject to the imposition of appropriate conditions as detailed above, would comply with local and national planning policies and as such, would be acceptable.

Recommendation

Planning permission subject to amended conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	12th March 2026	Dated:	13 March 2026