



Delegated Report

Variation of Condition Application

Planning Application No: 20240611

Location: Garages Rear Of 2 - 28 Campbell Road Gravesend Kent

Description: Application for variation of condition 2 attached to planning permission reference number 20210232 for the demolition of existing garages and erection of a terrace of five 2-storey houses with landscaping, access, parking, refuse, recycling and cycle storage; to allow replacement of drawings to amend the internal layout, erection of ground floor rear extensions and changes to fenestration.

Applicant: Mr Pierre Denuelle

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;

Drawing No. 20240624-PL01-A – As Approved and Proposed Block Plans;

Drawing No. 20240624-PL03 – Proposed Ground Floor Plans;

Drawing No. 20240624-PL04-A – As Approved and Proposed First Floor Plans;

Drawing No. 20240624-PL06-A – As Approved and Proposed Roof Plans;

Drawing No. 20240624-PL07-A – As Approved and Proposed Front Elevations;

Drawing No. 20240624-PL08-A – As Approved and Proposed Rear Elevations;

Drawing No. 20240624-PL09-A – As Approved and Proposed Right Side Elevations;

Drawing No. 20240624-PL10-A – As Approved and Proposed Left Side Elevations;

Drawing No. 20240624-PL11-A – As Approved and Proposed Section A-A;

Drawing No. 20240624-PL12-A – As Approved and Proposed Section A-A; and

Design and Access Statement.

~~Drawing No. 20240624-PL04 – As Approved and Proposed First Floor Plans;~~

~~Drawing No. 20240624-PL05 – Proposed Left Plans;~~

~~Drawing No. 20240624-PL06 – As Approved and Proposed Roof Plans;~~

~~Drawing No. 20240624-PL07 – As Approved and Proposed Front Elevations;~~

~~Drawing No. 20240624-PL08 – As Approved and Proposed Rear Elevations;~~

~~Drawing No. 20240624-PL09 – As Approved and Proposed Right Side Elevations;~~

~~Drawing No. 20240624-PL10 – As Approved and Proposed Left Side Elevations;~~

~~Drawing No. 20240624-PL11 – As Approved and Proposed Section A-A;~~

~~Drawing No. 20240624-PL12 – As Approved and Proposed Section A-A.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210232	Demolition of existing garages and erection of a terrace of five 2-storey houses with landscaping, access, parking, refuse, recycling and cycle storage.	Permission	30.11.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS16 – Affordable Housing
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC3 – Development Affecting Conservation Areas
- TC7 – Other Archaeological Sites
- T1 – Impact of Development on the Highway Network
- T5 – New Access onto Highway Network
- P3 – Vehicle Parking Standards
- LT6 – Additional Open Space in New Housing Development

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 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); and
- Design for Gravesham – Design Code (2024).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)

- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

External

KCC Fire and Rescue

Following my assessment of Fire and Rescue Service emergency access provisions for application number 20240611, I would like to make the following observations.

I note drawing 'As approved and proposed block plans, Ref 20240624-PL01'. Please confirm that the end of this cul-de-sac is going to be a designated turning point for a fire appliance. I note a potential concern in front of parking space 5a and 5b which, would impact our crew's turning ability in the event of an incident if blocked by parked vehicles.

Applicants should be aware that in the event of planning permission being granted the Fire and Rescue Service would require emergency access, as required under the Building Regulations 2010, to be established.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

KCC Public Rights of Way

I can confirm that I do not have any objections to the above planning application at the rear of 2-28 Campbell Road. Public Right of Way Footpath NU11 lays to the north west of the property and is unaffected by the application. I enclose a copy of the Public Rights of Way network map showing the line of the path for your information.

The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way. Should any temporary closures be required to ensure public safety then this office will deal on the basis that:

- The applicant pays for the administration costs.
- The duration of the closure is kept to a minimum.
- Alternative routes will be provided for the duration of the closure.
- A minimum of six weeks notice is required to process any applications for temporary closures.

This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

KCC Heritage Conservation

I have no comments to make on archaeological matters in this case.

KCC Highways and Transportation

he revised details do not appear to have any adverse impact on the highway from the already approved development. I therefore raise no objection to this application provided the conditions listed under ref. 20210232 remain applicable.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Internal

GBC – Environmental Protection

There is no objection to this application.

It's noted that Condition 2 of the original permission makes reference to the Phase 2 Report on Subsoil Investigations by R Carr Geotechnical Services, Ref 3767/20, March 2020. This should be re-referenced.

Neighbouring properties

The application was consulted by way of the displaying of a site notice and individual letters sent to sixty-two surrounding properties. Three objections were received making the following summarised comments:

- Blocking late afternoon early evening natural sun light to rear garden
- Parking and Access
- Increase traffic
- Difficulty to access garage
- Highway Safety
- Solar Panels – need to be fitted with pigeon proof grids

Officer's Analysis

Proposal

This application seeks approval for the variation of condition 2 attached to planning reference 20210232 which was an application for the demolition of existing garages and erection of a terrace of five 2-storey houses with landscaping, access, parking, refuse, recycling and cycle storage. The variation is to allow replacement of drawings to amend the internal layout, erection of ground floor rear extensions and changes to fenestration.

Approved and Proposed Plans:

Front Elevation



AS APPROVED FRONT (NORTH) ELEVATION



Rear Elevation



AS APPROVED REAR (SOUTH) ELEVATION



PROPOSED REAR (SOUTH) ELEVATION

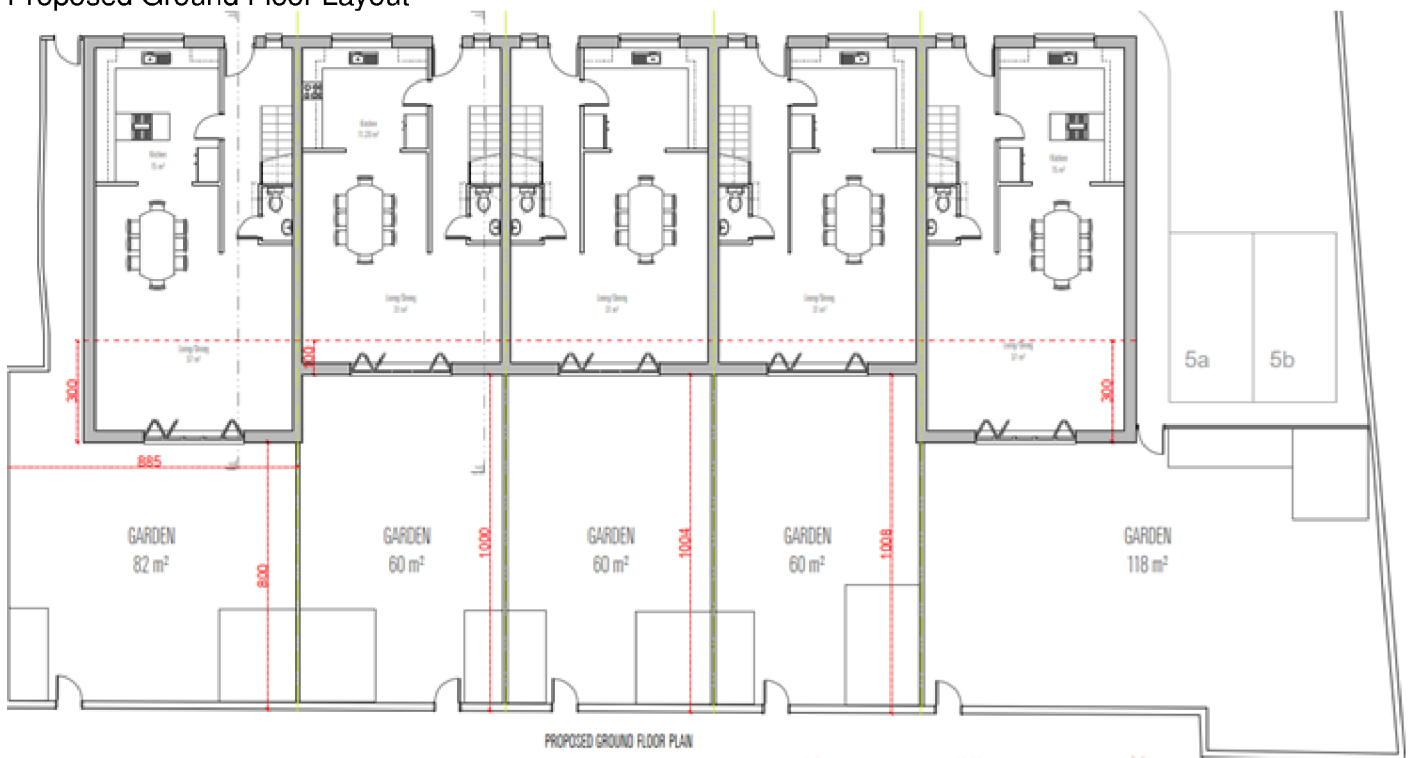
Side (East) Elevation

Side (West) Elevation

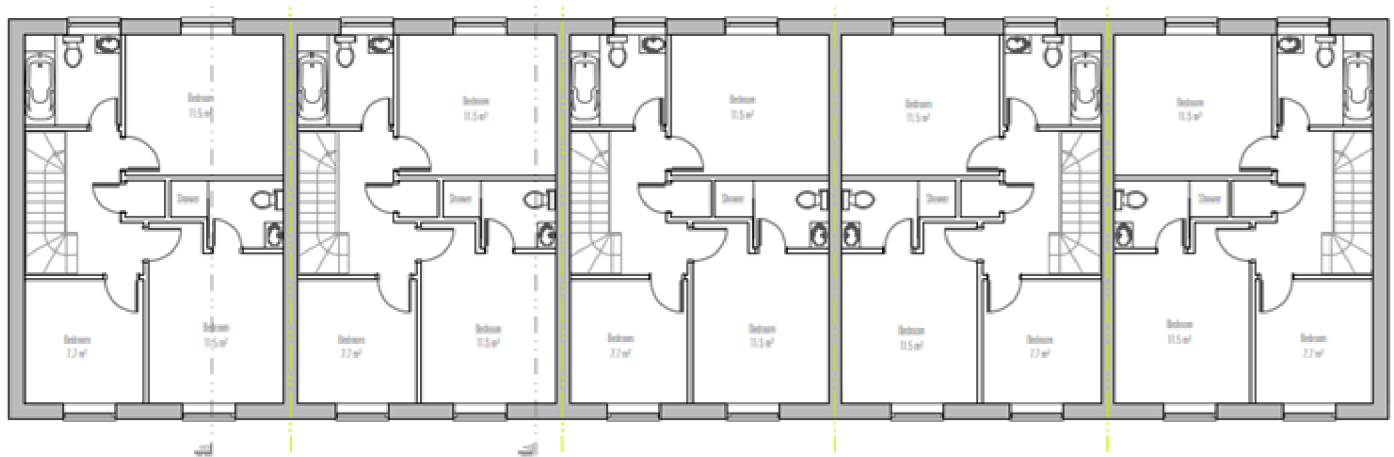
Brickwork to Match
Approved Elevation



Proposed Ground Floor Layout



First Floor Layout



AS APPROVED FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Character and Appearance

The proposed alterations to the plans do not propose any changes to the overall layout of the development or the scale and design of the building. The internal layout changes relate to the location of the stairs and reduction in the size of the central shower rooms, which results in the change of location of the front door and bathroom and bedroom windows, with some of the dwellings being a mirror image of what was original approved. The number of windows and their overall layout and design remains the same. The single extensions to the rear are modest with the end terrace dwellings having a 3m pitch roof extension and the three mid terrace have a 1m extension. These would only be a modest alteration to the rear elevations and the pitch roof would sit well with the design of the overall development. The materials of brickwork on the ground floor and render on the first floor would be the same as previously approved.

Overall it is considered that amendments internal layout, position of the windows and doors single storey rear extensions are minimal and again do not detract from the overall design and finish of the properties.

In terms of the design and scale the proposal relates well to the character of the area in accordance with the objectives of Policies CS12 and CS19 of the Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Amenity of Future Occupiers

The internal alterations have resulted in a slight change in room sizes, however they still accord with the national space standards and all habitable rooms have good access to light and outlook. The single storey rear extensions reduce the size of the gardens, however the overall size of each of the gardens accord with the minimum size as laid out in the Gravesham Residential Layout Guidelines and therefore there is no objection in this regard.

Neighbouring Amenity

The proposed amendments do not involve a change in bulk or scale of the development. The internal alterations would not result in any additional windows, which remain the same size and design as previously approved. The single storey rear extensions are modest and would not result in any additional overlooking, overshadowing or loss of outlook for the surrounding properties. Therefore there are no objections in this regard. Whilst neighbour objections have been received, these do not relate to the proposed amendments but to the original scheme which was already approved under reference number 20210232 where a full assessment of the impacts would have been undertaken.

The proposed development therefore accords with Policy CS19 of the Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2023.

Parking and Highways

No changes are proposed to the parking arrangements and therefore no objections are raised.

Conditions

This application is to vary condition 2 of 20210232 which is the approved drawings condition. This condition will be amended accordingly on the decision notice resulting from this amendment.

Conclusion

The proposed alterations to the approved dwellings will have no significant detrimental impact on the character of the area, neighbouring amenity, parking or highway safety and therefore accords with the abovementioned Policies and is recommended for approval.

Recommendation:

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11th October 2024	Dated:	11 th October 2024