



Delegated Report

Variation of Condition Application

Planning Application No: 20250193

Location: The Old Police House Tanyard Hill Shorne Gravesend

Description: Application for variation of condition 2 attached to planning permission reference number 20210975 for erection of single storey rear extension; to allow new plans showing roof height higher and white render finish to extension.

Applicant: Mr R Smith

Site Visit Date: Desktop

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Drawing no. 4979-01 – Site Location Plans and Existing Block Plan;
- Drawing no. 4979-02 – Existing Ground Floor Plan;
- Drawing no. 4979-03 – Existing Elevations;
- Drawing no. 4979-10B – Proposed Block Plan;
- Drawing no. 4979-11B – Proposed Floor Plan; and
- Drawing no. 4979-12C – Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210975	Erection of single storey rear extension.	Permitted	14.09.2021
20210695	Application for a Lawful Development certificate in respect of the proposed erection of a single storey rear extension.	Permitted	08.04.2016
20160139	Erection of a two storey side extension, single storey side extensions and new pitched roof on existing single storey side element, entrance canopy on front elevation and external alterations.	Permitted	08.04.2016
20151143	Erection of a two storey side extension, new pitched roof on existing single storey side element, entrance canopy on front elevation and external alterations	Permitted	15.01.2016
20141045	Change of use of former police house/office to a residential dwelling.	Permitted	22.12.2014
19980016	Change of use of police house to office for police use.	Permitted	11.03.1998
19520104	Erection of a police house with office and garage	Permitted	26.06.1952

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)

- P3 – Vehicle Parking Standards

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)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Shorne Parish Council - The Parish Council has no objection in principle, subject to there not being any significant and valid objections by neighbours. The application is effectively seeking a retrospective planning permission, it having been realised that the previously approved plans were incorrect and that the build is different and also slightly taller than previously specified.

Neighbouring properties

4 surrounding properties were consulted with an overall consultation expiry date of 01.04.2025 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the western side of Tanyard Hill within Shorne village – a rural settlement inset from the Green Belt. The dwelling is set back from Tanyard

Hill and at a higher level than the road.

This application relates to amendments to the single storey rear extension which was permitted under application ref. 20210975 which was a retrospective application. The extension permitted was 5.2m in depth from the rear wall, 4.7m in width and 3m in height with a roof lantern also. There were bifold doors in the southern elevation as well as two windows in the western elevation to allow for access and views to the rear garden. The extension was to serve as an orangery. The permission was subject to conditions including condition no. 2 which lists the approved plans.

The applicant has now applied in this current application for variation of condition 2 to allow two amendments to the extension permitted under ref. 20210975. This is in respect of its height and materials and the amendments that are proposed are also retrospective.

The issue with height has arisen as it is said that the drawings in application ref. 20210975 were drawn incorrectly and the extension should have been larger than is shown on the approved drawing. The extension as built is 0.21m taller than the approved drawings. In the approved drawings of application ref. 20210975 the extension was shown to be 3m in height and the extension as built is 3.2m in height.

The other change is that the extension has been rendered instead of being faced with brickwork as shown on the approved drawings of application ref. 20210975.

The principle considerations in the assessment of the application are design, character and appearance and neighbouring amenity.

Design, Character and Appearance

The increase of 210mm in the height of the rear extension from 3m to 3.21m is a modest amount and does not affect the design of the extension at all. It does not raise any issues in respect of bulk or massing and the extension still respects the scale and character of the host dwelling.

The use of render instead of brickwork is considered acceptable as the main dwelling is rendered so it matches and is in keeping.

It is considered that in respect of design, character and appearance the proposal is compliant with Policy CS19 (LPCS).

Occupier Amenity

The increase in the height of the extension from 3m to 3.21m and the use of render instead of brickwork does not affect the garden area or depth and therefore no impact on occupier amenity. In respect of this matter the proposal is compliant with Policy CS19 (LPCS).

Neighbouring Amenity

Due to the modest increase in the height of the extension of 0.21m this would not cause any impact on the amenity of any neighbouring properties with regards overshadowing or loss of light.

The use of render raises no issues regarding neighbouring amenity.

It is considered that in respect of neighbouring amenity the proposal is compliant with Policy CS19 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed increase in the height of the extension from 3m to 3.21m and the use of render instead of brickwork are amendments that are considered acceptable in respect of design, character and appearance and occupier and neighbouring amenity. The amendments are therefore compliant with national and local planning policy.

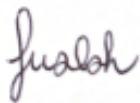
In terms of conditions, as the development has been completed the condition which is usually stated on variation of condition applications and which states the specific date for when the development must commence by is not relevant. The condition to state that the development shall accord with the approved plans shall therefore be used and list those approved plans.

Due to the errors with the plans previously, there are no drawings or documents from the original application ref. 20210975 which are relevant to list in the schedule of approved plans. All plans and documents listed shall therefore be as per submitted with this current application.

Condition 3 of application ref. 20210975 which states that all materials used externally shall match those listed in the submitted planning application form received 2 August 2021 does not need to be attached as this is not applicable anymore and the materials are render not brickwork.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	29th April 2025	Dated:	30 April 2025