



Delegated Report

Variation of Condition Application

Planning Application No: 20240337

Location: Barn East Of Abbotsview Northfleet Green Northfleet Gravesend

Description: Application for the variation of condition 1 attached to planning permission reference number 20211026 for application for determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to 2no. 3 bedroom dwellings; to allow the change of the external wall finish from metal insulated cladding to black stained feather edge timber cladding boards, Also, to make slight changes to new window & door positions and update approved drawing number revision letters & received dates.

Applicant: Mr B Arnold

Site Visit Date: 30th April 2024

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01 Rev A – Location Plan;
Drawing No. 02 – Survey Drawing Floor Plan, Elevations Section & Block Plan; and
Drawing No. 03 Rev A – Proposed Scheme Floor Plan, Elevations Section & Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231002	Erection of a pair of semi-detached dwellings together with parking, landscaping, and associated development, following demolition of existing barn.	Refused	09.01.2024
20221332	Application for approval of condition 2 attached to planning permission reference number 20211026 relating to Contaminated Land Assessment.	Approval of Details	09.03.2023
20211026	Application for determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to 2no. 3 bedroom dwellings.	Prior Approval Granted	07.10.2021

Development Plan

Gravesham Local Plan Core Strategy (September 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 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 12 – Achieving well-designed and beautiful places

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
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments.

Neighbouring properties

The application was advertised by the displaying of a site notice, together with individual letters to seven surrounding properties with an overall expiry date of 15th May 2024. No comments have been received.

Officer's Analysis

Proposal

This application seeks approval for the variation of condition 1 attached to planning reference 20211026 which was an application for determination as to whether prior approval is required for the proposed change of use and conversion of an agricultural building to 2no. 3 bedroom dwellings. The variation is to allow the change of the external wall finish from metal insulated cladding to black stained feather edge timber cladding boards. and to make slight changes to new window & door positions and update approved drawing number revision letters & received dates.

Approved plans:

Drawing No. 03 – Proposed Scheme floor plan, elevations, & block plan (July 2021)



east elevation



south elevation



Proposed plans:

Drawing No. 03 Rev A – Proposed Scheme floor plan, elevations, & block plan



east elevation



south elevation



Character and Appearance

The proposed alterations to the plans do not propose any changes to the scale and design of the building. The change of external materials from metal insulated cladding to black stained feather edge timber cladding would not detract from the host building and would not be at odds with the surrounding properties which all vary in design and materials. They materials are in fact an improvement, being more traditional. The amendments to the windows and doors are minimal and again do not detract from the overall design and finish of the properties.

The street scene is mixed in terms of both design and type of property and the alterations will have no detrimental impact on the Istead Arable Farmlands Landscape Character Area in which it is located.

In terms of the design and scale the proposal relates well to the character of the street scene, landscape character and the surrounding local 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

None of the proposed alterations involve internal changes to either dwelling and therefore no objections in this regard.

Neighbouring Amenity

The proposed amendments do not involve a change in bulk or scale of the development. The external materials and windows/door amendments are minor with regard to impact on neighbouring amenity. There are no windows proposed in the rear elevation at first floor level. It is noted that the first floor window on the south elevation of Unit 1 to serve bedroom 2 is larger with a lower cill height than the approval, however this window would only afford views over the surrounding fields. The proposed amendments would not result in any loss of outlook, sunlight or daylight to neighbours. No neighbour representations have been received.

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 1 of 20211026 which is the approved drawings condition. This condition will be amended accordingly on the decision notice resulting from this amendment.

The only other condition from 20211026 relating to contaminated land, which has been approved. As such this condition is no longer relevant. This condition will not be carried across to the new decision notice.

Conclusion

The proposed alterations to the approved dwellings will have no significant detrimental impact on the character of the street scene, landscape character, 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:	Miss Faye Hobbs
Signed:	A Cue	Signed:	
Dated:	17th June 2024	Dated:	17 June 2024