

Delegated Report

Approval of Details Application

Application no:	20250084
Location:	19 Edwin Street Gravesend Kent DA12 1EH
Description:	Application for the approval of condition 5 (Cycle Storage) and condition 7 (Soft Landscaping Scheme) attached to planning permission reference number 20220230.
Applicant:	Edwin INV Ltd.
Site Visit Date:	N/A

Planning permission was granted for a minor material amendment to planning permission reference no. 20181276 for the erection of two storey building in the former garden with basements and rooms in the roof space to provide 4no. one bedroom maisonettes; to allow changes to the front elevation and internal layouts under application ref. 20220230 on 19 October 2022. This was subject to a number of conditions including nos. 5 & 7 which this application seeks to discharge.

Analysis

Condition 5 is as follows:

5. Notwithstanding the details as shown in the approved plans, within six months of the date of this permission full details of the cycle storage in the rear amenity area shall be submitted to and approved in writing by the Local Planning Authority and together with the two bicycle spaces in the front garden (Sheffield Bicycle wall rails) shall be implemented as approved prior to first occupation of any of the maisonettes hereby permitted and the approved facilities shall be retained at all times following implementation.

Reason *To encourage the use of a sustainable and environmentally acceptable mode of transport, and in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).*

The information submitted in pursuance of this condition is as follows:

- Application form;
- Drawing no. 24/3197/PL/10 – Site Layout & Details.

The drawing shows that the cycle storage in the rear garden would be a timber pent store shed for a single bicycle which would be 1.9m x 1m. In the front garden there would be single bicycle storage provided with a Sheffield bicycle wall rail affixed to the side boundary wall. This is considered acceptable provision for bicycles and would appear visually acceptable in respect of the character of the area.

It is considered that sufficient information has been submitted to discharge condition 5 of planning permission ref. 20220230.

Condition 7 is as follows:

7. Notwithstanding the details as shown in the approved plans, within six months of the date of this permission a soft landscaping scheme for the rear amenity space and the front garden planting strip shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The approved scheme shall be carried out in full during the first available planting season following first occupation of any of the maisonettes hereby permitted. Any trees, plants or grassed areas that die, are damaged, removed or become diseased within five years from the date that the soft landscaping scheme is implemented, shall be replaced with a species of a similar size and species during the next available planting season.

Reason To ensure that the amenity space is planted and maintained in the long term in the interests of the amenity of the development and the wider area, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The information submitted in pursuance of this condition is as follows:

- Application form;
- Drawing no. 24/3197/PL/10 – Site Layout & Details.

This drawing shows that in the rear garden there would be decking. In the front garden there are permanent timber planters proposed which would be affixed on brackets to the inside face of the external boundary wall, to provide a degree of soft landscaping to front courtyard area.

Underneath the two ground floor front windows it is proposed to have window boxes (timber) size approx. 1100mm (length) x 200mm (depth) (size to reflect window opening) affixed to the external wall on black wrought iron brackets

The plants for the planters and windows boxes would include a mix of suitable plants for all year round, ie. Petunias, Marigolds, Fuchsia, Geraniums.

For a constrained site such as this where there is minimal front and rear garden areas the proposed landscaping is considered acceptable.

It is considered that sufficient information has been submitted to discharge condition 7 of planning permission ref. 20220230.

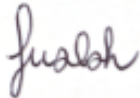
Conclusion

Sufficient information has been submitted to discharge condition nos. 5 & 7 of planning permission ref. 20220230.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26th March 2025	Dated:	27 March 2025