



Delegated Report

Condition Discharge Application

Planning Application No: 20250158

Location: 12 Brenchley Avenue Gravesend Kent DA11 7RQ

Description: Application for the approval of condition 3 (External Facing Materials), condition 4 (Hard Landscaping) and condition 5 (Soft Landscaping) attached to planning reference number 20240284.

Applicant: Mr Kuldeep Singh Kandola

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
External Building Materials
Drawing no. KK/35 A (Proposed External Works)
Drawing no. KK/36 A (Proposed External Works)

Relevant Planning History

Reference	Description	Decision	Decision Date
20241134	Application for variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow for a loft room with rear dormer.	Permitted	11.02.2025
20241103	Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20240284 relating to details and/or samples of all external facing materials to be used on the dwelling hereby approved, including Juliet balcony details, full details of hard landscaping and surface finishes for the front garden, including details of a porous car parking area and any screening or boundary treatment by walls, fences or other means and any steps and details of a soft landscaping scheme for the front garden.	Details refused	23.01.2025
20241070	Retention of outbuilding.	Permitted	04.02.2025
20240945	Application for the variation of condition 2 attached to planning permission reference number 20240284 for demolition of existing dwelling house and erection of new 4 bedroom dwelling house; to allow a loft room with a rear dormer.	Refused	09.12.2024
20240284	Demolition of existing dwelling house and erection of new 4 bedroom dwelling house.	Permitted	23.05.2024
20231210	Demolition of existing dwelling house and erection of a 4 bedroom dwelling house.	Refused	27.02.2024

20010469	Erection of first floor rear extension to form enlarged bedroom with en-suite shower room/w.c.	Permitted	26.07.2001
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Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS12 – Green Infrastructure
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

National Planning Policy Framework (2024)

- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

As this is an application for the discharge of conditions there is no requirement to consult.

Officer's Analysis

Condition 3 (External Facing Materials)

Condition 3 states as follows:

Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the dwelling hereby approved, including Juliet balcony details, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The submitted External Building Materials document lists the following:

- Facing brick (to façade and front dwarf garden walls) to be Wienerberger Harvest Buff Multi Wirecut
- Brick soldier course to be Wienerberger Buxton Red Dragwire 65mm above ground floor windows
- and 150mm plinth course at base of ground floor
- K Rend Silicone TC15 antique white render
- Grey upvc windows
- Grey aluminium doors
- Marley plain tile in dark grey
- Black upvc guttering and downpipe with white upvc fascia and soffit
- 200x100x50mm Brindle concrete block paving

The street scene is mixed although predominately brick and render with some tile hanging. There are no other properties with grey roof tiles however they would be in keeping with the design of the new dwelling and therefore, on balance, they are acceptable. All the other materials are acceptable, and would ensure an

acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and the reason for condition 3. Condition 3 can therefore be discharged.

Condition 4 (Hard Landscaping and Surface Finishes for Front Garden)

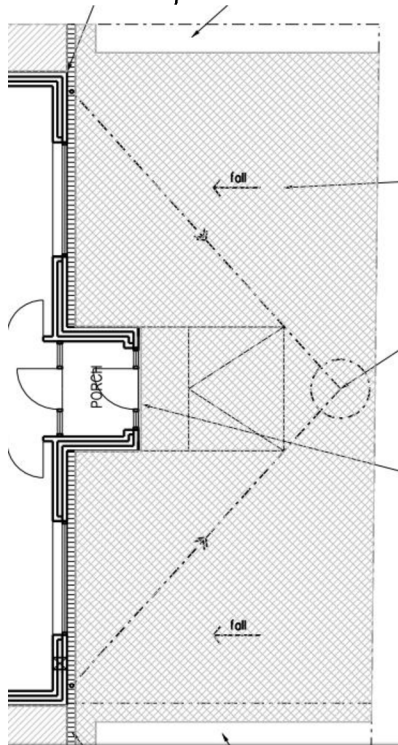
Condition 4 states as follows:

Prior to the commencement of any above ground works, full details of hard landscaping and surface finishes for the front garden, including details of a porous car parking area and any screening or boundary treatment by walls, fences or other means and any steps. The scheme shall be constructed in accordance with the approved details and completed prior to the first occupation of the dwelling hereby permitted.

Reason: In the interests of visual amenity and highway safety in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

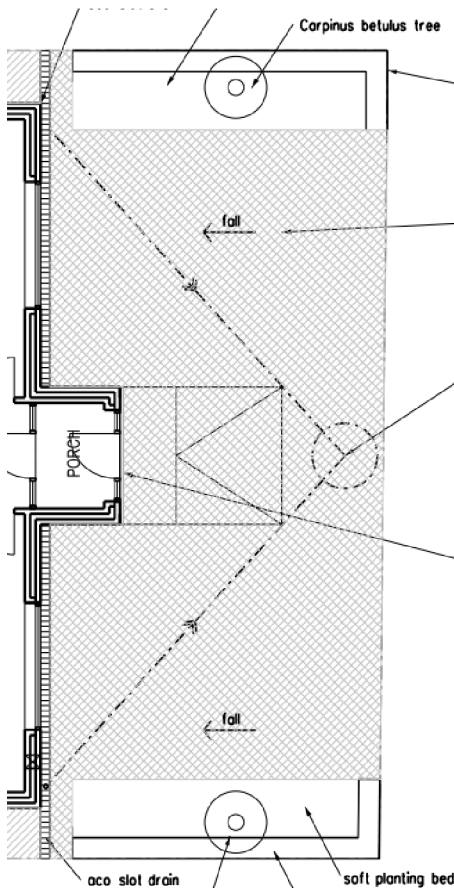
Under previous application 20241103 the submitted details were refused on the lack of information regarding the colour and permeability of the hardstanding for the front drive, as well as the amount of hardstanding and lack of soft landscaping:

Extract from previous External Works drawing:



Drawing numbers KK/35 A and KK/36 A show details of hard landscaping and finishes. These drawings have been revised from those previously submitted and refused, to show Brindle herringbone concrete block paving is proposed for the front drive, with an aco drain at the front of the house. A 1m high brick wall to each side and wrapping slightly round to the front boundary is now proposed with a soft planting bed following the wall.

Extract from Proposed External Works drawing:



Additional details have been provided on the boundary treatment (1800mm high timber fence panels in concrete posts), pea shingle paths, and grey porcelain paving slabs to the rear.

Whilst there is still a large amount of hardstanding at the front, the planting beds and boundary wall will reinstate some soft landscaping to the front of the site and this is more in character with the semi-rural soft appearance of the surrounding street scene, and in keeping with the extent of hard landscaping and surface finishes found at other front gardens along the road. The height of the boundary wall will maintain sufficient visibility for access and egress.

It is therefore considered that sufficient details have been provided to satisfactorily discharge condition 4. The proposed development maintains visual amenity and safeguards highway safety in accordance with the reason for condition 4 and complies with Policies CS11 and CS19 of the Gravesham Core Strategy 2014. Condition 4 can therefore be discharged.

Condition 5 (Soft Landscaping Scheme for Front Garden)

Condition 5 states as follows:

Prior to the commencement of any above ground works, details of a soft landscaping scheme for the front garden shall be submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping scheme shall be implemented within the first planting season following the development first being brought into use. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use, shall be replaced with a species of a similar size and species during the next available planting season.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

As set out above, an extended soft landscaping scheme has been submitted with the application. The revised plans show areas of soft landscaping to the side boundaries at the front of the property, including planting beds with wildflowers, low level evergreen shrubs and a Carpinus Betulus tree (a common hornbeam). These are sufficient to fulfil the objectives of this condition, which is designed to soften the appearance of the site and contribute to the semi-rural feel of the area.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 5. The details would maintain visual amenity, ensure a satisfactory standard of development upon completion, and provide for biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 5. Condition 5 can therefore be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20240284 for the demolition of the existing dwellinghouse and erection of a new 4 bedroom dwelling house. It is considered that conditions 3, 4 and 5 can be discharged and there are no further details required.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	24th July 2025	Dated:	24 th July 2025