

Delegated Report

Planning Application

Planning Application No: 20220753

Location: Westdene Cottage Tanyard Hill Shorne Gravesend

Description: Application for approval of condition 8 and 9 attached to planning permission reference number 20200830 relating to a scheme detailing the hard landscaping and a scheme detailing the proposed soft landscaping

Applicant: Mr/Mrs Tom & Nicole Lee

Submitted Documents/Plans

Planning Application Form; and
Drawing No. HHL636-25 Rev E - Landscaping.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200830	_REVISED PLANS_ Demolition of existing bungalow and erection of a two storey detached dwelling.	Permission	01.02.2021

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

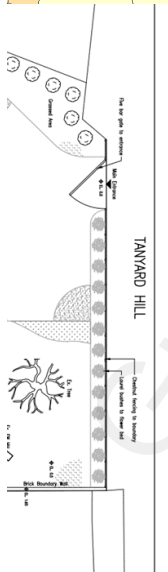
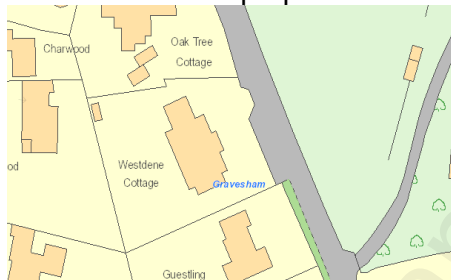
Not required, however the following comments have been received;

Shorne Parish Council

The Parish Council **OBJECTS STRONGLY** to this proposal, with the following reasons and comments:

- Extent of relevant curtilage is being exceeded:

The KCC Highways map (extract below) shows that, in contrast to the proposed plans, part of the area in this proposal is actually roadway under KCC control:





- Previous layout/verge should be restored:

The Google streetview image (May 2012) shows the situation prior to works being commenced:



This layout/verge should be restored (as originally expected) with the grassed verge footway clear and at least 1m wide throughout, lined up with the properties either side.

- Consequences of proposal:

The proposal if permitted would narrow the roadway without providing any pedestrian verge, and a fence right on the boundary would force pedestrians further into the path of traffic.

- Fence and hedge height not stated:

The height of the front fence (and hedge) is not stated but is assumed a maximum of only 1m high, this needs to be confirmed and conditioned.

The hedge must be kept trimmed and not exceed 1m high to ensure visibility for drivers on leaving the property.

- Gate right on road boundary:

There were previously two smaller gates (Google picture May 2012) which were set a little back from the roadway and nearly always left open.



A gate located right on the road boundary is not acceptable as vehicles would have to stop on the roadway in order to open the gate. Gates are usually now required to be set back by several metres, and assured visibility splays provided.

- Parking area surface:

The parking/drive area is stated to be gravel/shingle.

We note from another decision notice recently that "KCC as Highway Authority request that the first 6 metres of any drive is constructed in bound material", this is in order that loose gravel does not get carried onto the highway thereby causing a hazard.

- Overall landscaping:

We note that the existing garden contains several sizeable mature trees, the proposed whole of the large

garden areas will seemingly contain only one being retained. Overall there will be very little wildlife habitat and biodiversity support provided despite the semi-rural location of the property.

Dickens' Country Protection Society

The Society would wish to comment that it is concerned that the open character of the land should be maintained. It notes that at the commencement of the works the grass verge and bank on the Tanyard Hill frontage was cut back into the applicant's curtilage and hoarding was erected to secure the site. With the completion of the house the Society would expect the verge and bank to be reinstated.

Considering the information on the submitted plan the chestnut fence should be open (not close boarded) and restricted in height.

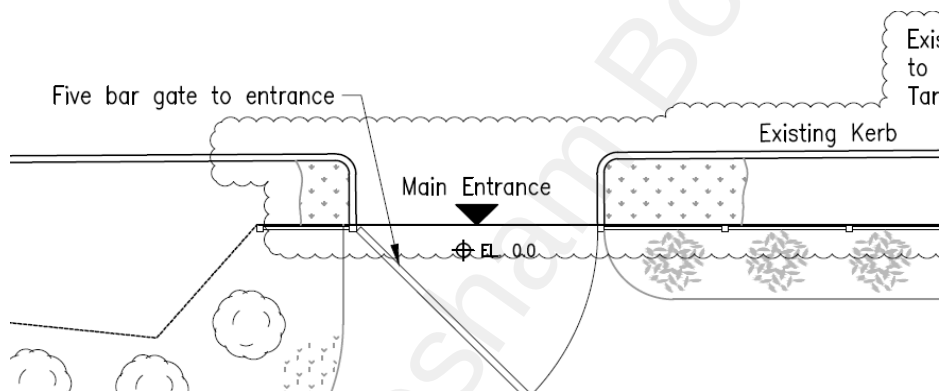
KCC – Highways and Transportation

It would appear the proposed fence is actually in line with the existing, which therefore suggests a narrow strip of verge should remain outside the property. This isn't shown on the plan.

The gravel / shingle should be bonded for a minimum distance of 5m from the highway.

Whilst not shown on the plan, visibility splays of 2m x 43m appear to be achievable and should be secured. Structures within the splays (including landscaping) should not exceed 0.6m in height.

My only other comment is that there is no key on the plan so I am unable to determine what the landscaping is proposed to be at either side of the access. I assume it is grass as it is on the existing verge. As above it should not exceed a height of 0.6m.



Whilst they have attempted to show the visibility splay, the plan does not cover a large enough area to demonstrate that 43m is achievable in each direction. This should be updated.

In addition, they have shown the gate to be positioned 2m from the edge of the carriageway. KCC require 5m to ensure vehicles can stop clear of the highway whilst the driver opens / closes the gate.

Case Officers Response to Consultee Comments

In response to the comments received from Shorne Parish Council, Dickens' Country Protection Society and KCC – Highways and Transportation, a revised plan was submitted to address the issues raised. The revised plan shows clearly the reinstatement of the grass verge which would address the comments relating to being KCC – Highways land. The driveway materials are shown to be bonded within 5m of the highway and the vehicular access gate is shown to be set further back and vision splays, which addresses the concerns of the Parish Council and KCC – Highways. The visibility splays have been clearly shown which addresses the Parish Council's concerns and accords with the advice given by KCC - Highways. With respect to soft landscaping, the revised plan shows the retention of the south boundary hedging and the tree located within the front, together with new planting to the front, side and rear and a schedule of

planting. In addition, the plan shows the height of laurel hedging to the front being kept to a height of 600mm and an email received from the agent dated 25th August 2022, confirming the height of the front boundary fence of 1.2m in line with similar fences along Tanyard Hill. The Parish Council were informed of the amendments via email.

Officer's Analysis

Condition 8

8. *Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of the residential unit whichever is sooner. The scheme shall include:*

- *proposed boundary treatments,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian and vehicular access*

Reason: *To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy September 2014.*

The following information has been submitted to discharge condition 8.

Application Form; and
Drawing No. HHL636-25 Rev E - Landscaping.

The submitted drawing shows details of location, design and materials of the boundary treatments, entrance gates and driveway, including the bonded driveway being within 5m of the highway, together with appropriate visibility splays and the reinstatement of the grass verge. The submitted details are considered acceptable and accord with the requirements of condition 8 of planning application 20200830.

The revised plan addresses the initial concerns raised by KCC – Highways and Transportation.

No further information is required and condition 8 can be discharged.

Condition 9

9. *Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping 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. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the dwelling. 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: *To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy September 2014.*

The following information has been submitted to discharge condition 9.

Application Form; and
Drawing No. HHL636-25 Rev E - Landscaping.

The information submitted shows the existing boundary treatment along the south boundary and tree to the front being retained along with new boundary hedging and planting along the front and side boundaries, together with lawned areas to the front and rear. The general notes within the plan also provides a plant list and a detailed maintenance schedule for all the soft landscaping which is acceptable. The submitted details are considered acceptable and accord with the requirements of condition 9 of planning application 20200830

No further information is required and condition 9 can be discharged.

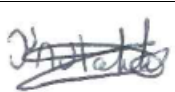
Conclusion Recommendation

Following further negotiations, sufficient information has now been submitted to discharge conditions 8 and 9 of planning permission reference number 20200830.

Recommendation

ADET - Approval of details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	<i>A Grout</i>	Signed:	
Dated:	11 th October 2022	Dated:	11 October 2022