



Delegated Report

Application No: 20250376
Location: 27 Old Road West, Gravesend DA11 0LH
Description: Application for the approval of condition 4 (Soft Landscaping) attached to planning reference number 20241128.
Applicant: Mr Michael Walsh

Submitted Documents/Plans

Application form
Planting Plan

Relevant Planning History

20241128 Formation of vehicular access and provision of one off-street parking space in front garden with associated hard standing.

Approved 5 February 2025

Consultations, Publicity and Representations

None

Analysis

Condition 4 of 20241128 states:

Within three months of the date of this decision, 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 building. 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 Local Plan Core Strategy Policy CS19.

The proposed plan shows two planted areas to each side of the drive, lists the plants to be provided and their size. The amount and type planting is sufficient to soften the appearance of the driveway compared to what was there previously and therefore this condition can be discharged.

Recommendation:

Discharge condition 4.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 3 June 2025	Dated: 06 June 2025