



Delegated Report

Discharge of Conditions Application

Planning Application No: 20251204

Location: Land Adjacent To 28 Coutts Avenue Shorne Gravesend

Description: Application for the approval of condition 5 (Soft Landscaping Scheme) and 6 (Hard Landscaping Scheme) attached to planning reference number 20240308 and appeal decision APP/K2230/W/24/3347375 dated 21 March 2025.

Applicant: Mr C King, CT Building Contractors LTD

Submitted Documents/Plans

- Application Form
- Drawing No: 004 VER1 (Landscaping Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240308	Erection of 4 two bedroom bungalows with associated parking and turning space.	Application Refused	29.05.2024
APP/K2230/W/24/3347375		Allowed on Appeal	21.03.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 9 – Promoting sustainable transport
- 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)
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Consultations, Publicity and Representations

Consultees

N/A

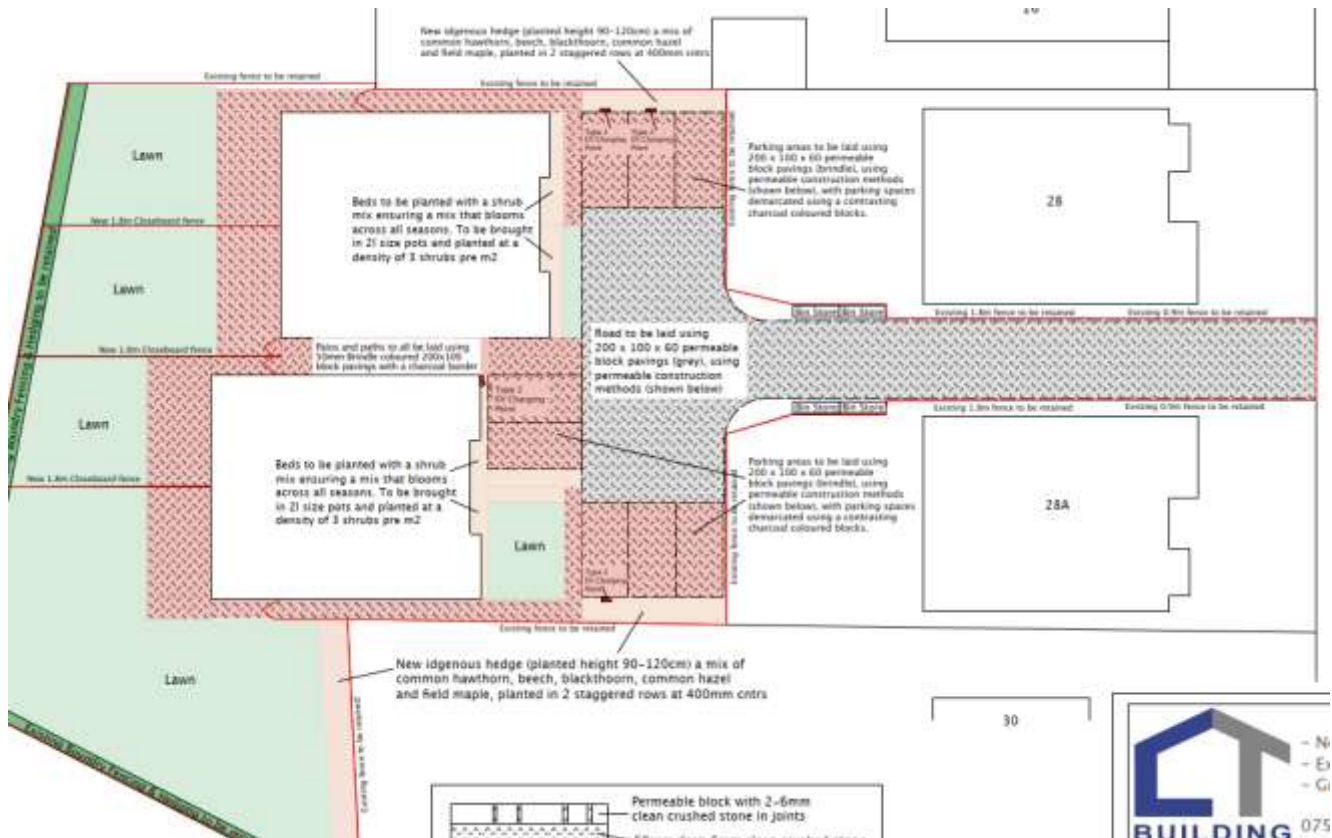
Officer's Analysis

Condition 5

Condition 5 of 20240308 and appeal decision APP/K2230/W/24/3347375 is as follows:

5. *Notwithstanding the submitted plans and prior to the first occupation of the dwellings hereby approved, details of a soft landscaping scheme 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 the completion or first occupation of the dwellings hereby approved whichever is the sooner. Any trees or plants 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 tree or plant of a similar size and species during the next available planting season.*

The applicant has provided details of the soft landscaping which include details on the types and quantities of soft landscaping. The site shows a mixture of shrubs, lawn and retention of existing hedging.



Condition 6

Condition 6 of 20240308 and appeal decision APP/K2230/W/24/3347375 is as follows:

6. *Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed hard surface treatments including car parking spaces, screening by walls, fences or other means shall be submitted to and approved in writing by the Local Planning Authority. This information shall include the means for surfacing, draining and demarcating the car parking spaces. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the boundary treatment shall be retained and not subsequently altered.*

The applicant has shown areas of hardstanding on the submitted information along with details of the proposed materials. The materials have been confirmed as being permeable block paving which will be contrasted with the other areas of hardstanding as means of differentiating the areas. The submitted information also shows the position of the fencing along with the height of the panels.

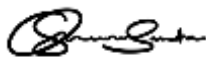
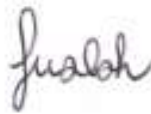
Conclusion

It is considered that the documents submitted with the application meet the requirements of conditions 5 and 6 of 20240308 and appeal decision APP/K2230/W/24/3347375 and in doing so would address the reason for its inclusion 'ensure a satisfactory standard of appearance upon the completion of the development.

Recommendation

The recommendation is to discharge conditions 5 and 6 of 20240308 and appeal decision APP/K2230/W/24/3347375.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	14th January 2026	Dated:	14 January 2026