

Delegated Report

Approval of Details Application

Planning Application No: 20250984

Location: 54 Pelham Road, Gravesend, Kent DA11 0HZ

Description: Application for approval of conditions 7 and 8 of 20250576 regarding the proposed hard surface treatments and screening by walls, fences (condition 7) and the proposed soft landscaping (condition 8)

Applicant: Mr and Mr Bhachu

Submitted Documents/Plans

Application Forms

Plan no D-201b Existing Block Plan

Plan no D-202b Proposed Block Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20250576	Demolition of existing rear extensions, and erection of a double storey rear extension with nine rooflights and two dormers to the rear roof. Internal alterations and changes to fenestration to split the existing single dwelling into two semi-detached self-build dwellings.	Permitted	18/09/25

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- 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 First 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 12 – Achieving Well-Designed Places

Officer's Analysis

This is an application for the approval of conditions 7 and 8 attached to planning permission 20250576 relating to hard surfacing treatments and screening by walls, fences and other means, and soft landscaping.

Condition 7 – Hard Surface Treatments and Screening

7. Prior to above ground works, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to the first occupation of the development. Thereafter, the development shall be retained and not subsequently altered.

Reason: *To ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

The proposed hard surfacing treatments and screening by walls, fences and other means are set out on the proposed block plan (no. D-202b). They comprise the following;

- Brick to match the existing
- Black painted metal railings
- Close boarded fencing treated with natural oak stain atop the boundary wall with 52 Pelham Road and dividing the existing plot
- Raised patio with porcelain paving to both dwellings

The proposed hard surfacing treatments and screening details are considered to be acceptable in terms of visual amenity. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 7.

Discharge condition 7

Condition 8 – Soft Landscaping

8. Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, 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 the first occupation of the development. 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 landscaped elements of the scheme as proposed are properly designed and*

suitably implemented in the interests of visual amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and to ensure that potential damage to public apparatus does not arise.

The soft landscaping scheme is as follows;

The retention of the existing lawn, mature trees and shrubs of the property.

The landscaping includes a variety of plants and is considered acceptable in terms of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 8.

Discharge condition 8

Recommendation

Approval of conditions 7 and 8.