



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20250002

Location: 20 Old Road West Gravesend Kent DA11 0LJ

Description: Application for the approval of condition 1 (Landscaping) attached to planning reference number 20240358 and appeal decision APP/K2230/D/24/3349193 dated 12 November 2024.

Applicant: Mr Vidal Rollings Bull

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Proposed Plan for 20 Old Road West; and
Photo of Property with Proposed Planting.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240358	Demolition of front wall, creation of vehicle access and driveway to front with installation of a dropped kerb and associated works to pathway.	Refused Appeal Allowed	14.06.2024 12.11.2024

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

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 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Other relevant guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Officer's Analysis

Following 20240358 being allowed on appeal by the Planning Inspectorate, the following condition was attached;

Soft Landscaping Scheme

Condition 1

1. *Unless within 3 months of the date of this decision a landscaping scheme is submitted in writing to the local planning authority for approval, and unless the approved details are implemented within 3 months of the local planning authority's approval, the development shall be removed. The landscaping works shall be carried out in accordance with the approved details, and with the agreed implementation programme. The completed soft landscaping scheme shall be retained for the lifetime of the development. Any trees or shrubs which die, or are damaged, removed or seriously diseased shall be replaced by those of a similar size and species to those originally planted.*

The following information has been submitted to discharge condition 1 of Appeal Decision Notice APP/K2230/D/24/3349193.

- Planning Application Form;
- Proposed Plan for 20 Old Road West; and
- Photo of Property with Proposed Planting.

The submitted proposed planting plans and management and maintenance plan provides the detail to address the details specified in Condition 1:

Proposed Plan and Photo



Although the frontage of the property is restricted, the proposed planting plans show various planting on both side and rear boundary. Whilst not all native to the UK, they are evergreens and would have a positive visual impact. The remainder of the condition seeks for the landscaping to be maintained and replaced if any should die.

No further information is required and condition 1 can be discharged.

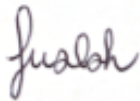
Conclusion Recommendation

Sufficient information has been submitted to discharge condition 1 of 20240358 and appeal decision APP/K2230/D/24/3349193 dated 12 November 2024APP/K2230/D/24/3349193.

Recommendation

ADET - Approval of Details

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

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	26 th February 2025	Dated:	26 February 2025