

Delegated Report

Planning Application

Application no: 20211222

Location: 9 Spring Grove Gravesend Kent DA12 1LL

Description: Application for approval of condition 8 attached to planning permission reference number 20200314 relating to a hard and soft landscaping scheme.

Applicant: Mr Jason Lay

Submitted Documents/Plans

Application Form Dated 02 October 2021; and
Drawing no. SG/101 Revision C (Proposed Site Plan).

Relevant Planning History

20200314 Demolition of existing dwelling and garage and erection of 3no four bedroom terraced dwellings.

Permitted 17/07/2020

20191332 Demolition of existing dwelling and garage and erection of 3no. four bedroom terraced dwellings.

Withdrawn 18/02/2020

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS14 - Housing Type and Size
- CS15 - Housing Density
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG4 - KCC Parking Standards (2006)
- Technical Housing Standards: Nationally Described Space Standards (October 2015)

Analysis

Condition 8

Condition 8 relates to hard and soft landscaping and states the following;

8. *Prior to the commencement of above ground works a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft). All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.*

Drawing no. SG/101 Revision C provides details in relation to the above condition and the key points are as follows;

- Prunus laurocerasus to be planted to the front of the dwellings;
- The rear raised gardens will be laid to lawn;
- Slate paving flags are proposed on the lower garden area;
- Soft red brick dwarf retaining wall between the garden levels
- 1.8m high close boarded fence will be placed between the rear gardens;
- Brick pavers for the front driveway with brick on end to delineate parking area

A comment has been received from GBC's Highway Officer stating the following;

The information provided is inadequate. The hard standing to the front of the properties needs to be constructed from a bound permeable paving to ensure no surface water discharges onto the highway and there is no need for soakaways as this would not conform to building regulations. (Soakaways are not permitted within 5 metres of a dwelling or the highway).

The hardstanding is brick pavers which is a bound permeable surface, and therefore addresses the concerns raised above.

While it would be preferable to have more soft landscaping incorporated into the scheme, this could not be done without compromising the available parking area.

Based on the assessment above, the details provided in relation to condition 8 are considered satisfactory and the condition can be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20200314 for the erection of three dwellings and it is considered that Condition 8 can be discharged.

Recommendation:

Approval of condition

See draft Decision

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	26th November 2021	Dated:	26th November 2021

Gravesham Borough Council