



Delegated Report

Approval of Details

Planning Application No: 20240232

Location: Garage Block 64 Peacock Street Gravesend Kent

Description: Application for the approval of condition 4 attached to planning permission reference number 20220216 relating to landscaping (hard and soft) and boundary treatment.

Applicant: Mr Oluwaseyi Ojo

Site Visit Date: N/A

Submitted Documents/Plans

Application Form Dated 12/03/2024; and
Drawing Number YD2_PS_LP001 (Landscape Plan).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230033	Application for the approval of condition 3 attached to planning permission 20220216 relating to details and/or samples of all external facing materials to be used on the building	ADET – Permitted	08.03.2023
20220216	Demolition of existing buildings and erection of 2no. two bedroom self-contained flats.	Permitted	21.04.2022

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

None required for this type of application or considered necessary in this instance.

Officer's Analysis

This is an application for the approval of condition 4 attached to planning permission reference number 20220216 relating to landscaping (hard and soft) and boundary treatment.

Condition 4 states as follows:

4. Within three months of the development commencing a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft) and boundary treatment. The details shall include:

- (i) the type and species of planting to be carried out to include quantity and size;*
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
- (iii) the extent of, and materials for all areas of hardstanding; and*
- (iv) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.*

The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. 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 number YD2_PS_LP001 (Landscape Plan), provided as part of this application shows the soft landscaping to include turfed lawn areas to both private garden areas with shrub planting. The plans also propose shrub planting to the parking area at the front of the application site. Additional planting is annotated as below:

Planning Policy Framework (NPPF) (2023).

Conclusion

Overall, the hard and soft landscaping and boundary treatments are considered acceptable and comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such the Local Planning Authority approve condition 4.

Recommendation

Approval of Condition 4

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30 th April 2024	Dated:	30 April 2024