

Delegated Report

Planning Application

Planning Application No: 20211486

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 16 attached to planning permission reference number 20190503 relating to details of the winter gardens for proposed flats.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Site Visit Date: 20th December 2021

Submitted Documents/Plans

Application form;
Covering letter – 1st December 2021;
As built Winter Gardens;
Winter Garden technical specification;
Winter Garden user guide;
Winter Garden warranty.

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27.09.2019**

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 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultation not required.

Officer's Analysis

Condition 16

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans details of the Winter Gardens for proposed flats shall submitted to and approved in writing by the Local Planning Authority. The details of the winter gardens shall include information on how future occupiers will have sufficient privacy when using the Winter Gardens. The approved details shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

The following information has been submitted to discharge condition 16

- Application form;
- Covering letter – 1st December 2021;
- As built Winter Gardens;
- Winter Garden technical specification;
- Winter Garden user guide;
- Winter Garden warranty.

A site visit was undertaken on 20.12.21 to see the Winter Gardens and it was deemed to be acceptable finished in accordance with the 'as built' drawings.

Ground and First Floor (Rear Elevation)



Front Elevation



It is considered that sufficient information has been provided to discharge condition 16 and the condition can be discharged.

Conclusion & Recommendation

Condition 16 can be discharged and no conflict with local or national planning policy.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	20th December 2021	Dated:	21 December 2021