

9<sup>th</sup> February 2023

Planning Department  
Gravesham Borough Council  
Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

c/o Work.Life  
Core  
30 Brown Street  
Manchester  
M2 1DH  
  
03301 331 355  
info@mialex.co.uk  
www.mialex.co.uk

Dear Planning Team

**Re: 17 Darnley Road, Gravesend, Kent DA11 0RZ**  
**Planning Application for discharge of Conditions 4, 5, 6 and 7 relating to planning permission Ref 20220831**

#### **Background**

Planning permission (Ref 20220831), which was approved on the 5<sup>th</sup> January 2023 provides for the following development:

“Subdivision of the existing dwellinghouse to create three self-contained units with associated amenity space.”

The application was approved subject to a total of 7 planning conditions. We are instructed to apply to enable the discharge of the following conditions:

#### **Condition 4 (Cycle Storage)**

*Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of secure, covered and accessible cycle storage facilities (comprising a minimum of 1 space per flat) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the development and shall be retained for such purposes at all times thereafter.*

#### **Reason**

*In order to encourage options for sustainable travel in accordance with Local Plan: Core Strategy Policy CS19.*

Accordingly, we enclose drawing **Ref 22-1421-05** prepared by Sub Rosa which confirms the provision of a FalcoVert Pro 3 bike rack within a timber framed store.

#### **Condition 5 (Refuse Storage)**

*Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the dwelling and thereafter be retained for such purposes at all times.*

## **Reason**

*In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

Consequently, we enclose drawing **Ref 22-1421-05** prepared by Sub Rosa which confirms the provision of a timber refuse store to serve the development.

## **Condition 6 (Hard Landscaping)**

*Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of the residential unit whichever is sooner. The scheme shall include:*

- *Proposed boundary treatments;*
- *Proposed finished levels and contours;*
- *Hard surface finishes to the pedestrian accesses; and*
- *Details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures.*

## **Reason**

*To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan : Core Strategy (September 2014).*

Accordingly, we enclose drawing **Ref 22-1421-05** prepared by Sub Rosa which confirms the details of all hard landscaping works to be completed prior to the occupation of the development.

## **Condition 7 (Soft Landscaping)**

*Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans 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. 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 landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

Accordingly, we enclose drawing **Ref 22-1421-05** prepared by Sub Rosa which confirms the details of all soft landscaping works to be completed prior to the occupation of the development.

## **Next Steps**

Against this background, the application for the proposed discharge of Conditions 4, 5, 6 and 7 is deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application

Yours sincerely



**Harry Johnson**

B.Sc. (Hons) M.Sc.

Planner

[harry@mialex.co.uk](mailto:harry@mialex.co.uk)

07896975355

Gravesham Borough Council