



# Delegated Report

## Approval of Conditions Application

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**Application No:** 20240971

**Location:** 24 Stone Street, Gravesend, Kent, DA11 0NP

**Description:** Application for the approval of condition 6 and 7 attached to planning permission reference number 20231165 relating to Cycle Store (6) and Refuse and Recycling Storage (7).

**Applicant:** Kallarview Construction Limited

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### Submitted Documents/Plans

- Application Form – dated 24 October 2024;
- Drawing no. 3580/C/131 – Rev. A – Proposed Cycle and Refuse Storage.
- ~~Drawing no. 3580/C/131 – Proposed Cycle and Refuse Storage – SUPERSEDED.~~

### Relevant Planning History

| Reference | Description                                                                                                          | Decision  | Decision Date |
|-----------|----------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20231165  | Change of use of the first and second floor levels to a house in multiple occupation including internal alterations. | PERMITTED | 31.07.2024    |

### Consultations

GBC Waste and Recycling Manager – For an 8 person HMO we would require 3 x 240 for recycling and 3 x 240 for residual. The food waste provision is acceptable.

### Preliminary Matters

Upon first submission, the proposed waste storage was not considered to meet the demand of a four person HMO, and GBCs Waste and Recycling Manager requested that one additional refuse and recycling bin be provided within the store.

The agent was contacted regarding this, and the revised plan was submitted.

### Officer's Analysis

This application seeks to discharge conditions 6 and 7 attached to planning permission reference 20231165, relating to:

- Cycle Storage (6)
- Waste Storage (7)

Condition 6 states the following:

6. *Prior to first occupation of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of a secure, weatherproof cycle store and its location within the rear garden, which provides sufficient space for 8 bicycles to be parked. The approved cycle store shall be implemented in full prior to first use of the building as a house in multiple occupation and the structure shall thereafter be maintained and kept available for the parking of bicycles while the building remains in use as a house in multiple occupation.*

This condition was attached to ensure that sustainable transport options are available for future occupiers in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

The submitted details show secured cycle storage with space for 8no. bicycles, in accordance with the requirement of condition 6. Therefore, the proposal is suitable and condition 6 can be discharged.

Condition 7 states the following:

7. *Prior to first occupation of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of the location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved bin store and waste management arrangements shall be implemented in full prior to the first use of the building as a house in multiple occupation and shall thereafter be maintained while the building remains in use as a house in multiple occupation.*

This condition was attached to ensure that the development is served by suitable refuse storage, to preserve residential and visual amenities.

The details show a dedicated waste storage area for the HMO, accessed from Athboy Road, with space for:

- 3 x 240ltr recycling wheelie bins;
- 3 x 180ltr refuse wheelie bins;
- 2 x 23kg food waste bins.

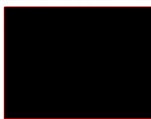
GBCs Waste and Recycling Manager has reviewed the proposal and has no objection to the quantity of bins for an 8 person HMO. Therefore, the proposal is suitable and condition 7 can be discharged.

## **Conclusion**

The details submitted are adequate to discharge Conditions 6 (Cycle Storage) and 7 (Waste Storage).

## **Recommendation**

Approval of Conditions

|                      |                                                                                     |                     |                                                                                       |
|----------------------|-------------------------------------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 11 <sup>th</sup> December 2024                                                      | <b>Dated:</b>       | 12 December 2024                                                                      |