



Delegated Report

Condition Discharge Application

Planning Application No:	20230301
Location:	25 The Avenue, Gravesend, Kent, DA11 0NA
Description:	Application for the approval of conditions 3 and 4 attached to planning permission reference number 20211529 relating to condition 3 (cycle storage facilities) and condition 4 (details of security).
Applicant:	Mr Jasbir Dosanjh
Site Visit Date:	Desktop Assessment

Submitted Documents/Plans

Application form
Drawing no. 25TA/A3/05A (Block Plan)
Details of Conditions Document

Superseded drawing following improvements requested to cycle store:

Drawing no. 25TA/A3/05 (Block Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220189	Application for non-material amendment to planning permission reference number 20210529 to allow the replacement of the B-fold doors with single doors and side windows, velux windows with single flat glass roof light onto flat roof.	Permitted	16.03.2022
20211529	Change of use from dwelling house to a 9 bedroom house of multiple occupation.	Permitted	04.03.2022
20211047	Retrospective application for change of use from dwelling house to a 11no. bedroom house of multiple occupation.	Refused	26.11.2021
20210980	Erection of a brick built outbuilding in the rear garden to form a gym and storage.	Refused	22.10.2021
20210529	Erection of single storey rear extension.	Permitted	21.06.2021
20170260	Erection of a single storey rear extension.	Permitted	12.06.2017
19910683	Change of use of single family dwelling to residential care home for the elderly.	Permitted	24.03.1992
19850219	Erection of single storey rear extension to form kitchen breakfast area shower room and wc	Permitted	14.06.1985

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS11 – Transport
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

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

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Consultations

GBC Highways

Initial comments:

Unfortunately, I consider the information supplied inadequate. The dimensions of the cycle store should be provided to determine the adequacy of the proposal. Also whilst the style of parking shown maybe acceptable for a single household, when the property is occupied by different family groups, each cycle should be individually accessible so other cycles do not need to be removed to gain access to those further back, which could be impossible if the cycles are padlocked into position.

I note the reference to PIR security lights, but this is meaningless, as it gives no indication of the lamps being used, which could range from an amenity light to a 1000w or more floodlight.

Further comments:

The proposal looks acceptable, so I have no objections.

GBC Waste

I have reviewed the attached planning application and I am happy with the refuse provision and storage.

Designing Out Crime Team

I have no further comments to make for application. I have read the documents provided by the applicant and our previous comments have been addressed.

Officer's Analysis

Condition 3 (Cycle storage)

Condition 3 states as follows:

The development hereby approved shall not be occupied until a scheme of cycle storage facilities incorporating 3 cycle parking spaces within a secure and weatherproof enclosure has been submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the development hereby approved and retained for use by site users at all times thereafter.

The submission includes a photo of a three cycle storage shed as installed, manufactured by Keter:



The GBC Highways Officer has raised the issue that no dimensions have been provided, but from an internet search the model would appear to be [Keter Store It Out Ultra 2000L Storage Box - Brown - Keter UK](#) (see image below). The external dimensions are 177 x 113 x 134 cm (W x D x H) which would be acceptable for a standard bike:



Only one cycle store was initially proposed but a revised plan has been submitted showing an additional store next to the original one in the rear garden. The amount of storage is acceptable and in line with what was sought under the original planning application.

The submitted details are considered to be satisfactory and would encourage options for sustainable travel, in accordance with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can be discharged.

Condition 4 (Details of security)

Condition 4 states as follows:

Prior to the first occupation of the development hereby permitted, details of security for the property to comply with the recommendations of Kent Police in their letter dated 29 January 2022, including access controls, lighting, alarms, and fire/security certified doors, shall be submitted to and approved in writing by the Local Planning Authority and the work shall be carried out in strict accordance with those details.

The submission includes an explanation of security measures included against each point raised in Kent Police's letter, including key access, CCTV, PIR security lighting, and confirmation of certified standards to windows/doors.

Kent Police have stated that their comments have been addressed.

The submitted details are considered to be satisfactory and would ensure a safe living environment in the interests of amenity, in accordance with the reason for condition 4. The details are therefore considered to be acceptable and condition 4 can be discharged.

Condition 5 (Details of refuse storage)

Condition 5 states as follows:

The approved refuse storage facilities for the development hereby approved shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter shall be retained for such purposes at all times.

The submission includes the block plan as approved.

This condition essentially sets out that the refuse storage facilities were approved as part of the planning permission and shall be carried out as such prior to first occupation. No details were therefore required to be submitted and the condition does not require discharge of details. This part of the description was therefore removed.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20211529 for the change of use from a dwelling house to a 9 bedroom house of multiple occupation. It is considered that conditions 3 and 4 can be fully discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	31st May 2023	Dated:	31 May 2023