



Delegated Report

Approval of Details Application

Planning Application No: 20250822

Location: 45 Villa Road Higham Rochester Kent

Description: Application for the approval of condition 3 (External Facing Materials) and condition 4 (Soft Landscaping) attached to planning reference number 20240482.

Applicant: Mr Nigel Costen

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Supplementary Information – Images of External Material Samples;
Supplementary Information – Images of External Material Samples;
Supplementary Information – Images of External Material Samples; and
Soft Landscaping Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240482	Installation of a dropped kerb and creation of driveway to front.	Permitted	02.08.2024

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Officer's Analysis

This is an application for the approval of conditions 3 and 4 attached to planning permission reference number 20240482 relating to external facing materials and soft landscaping.

Condition 3 - External Facing Materials

3. Prior to the use of the new hardstanding area, details of all materials and finishes to be used in the external faces of the development (walls, permeable paving) are to be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason: *In the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

The proposed external materials to be used in the development are set out in the supplementary information and application form. This is as follows:

Ibstock Chailey Common Bricks Will be used for all walls and will have a rowlock course on top made from Staffordshire blue bricks.
The block paving will be Brett's Alpha flow permeable paving 60mm thick in charcoal
All planting to the front will be low growing perennial plants with annual low growing bedding plants added in summer months.

Our services

Project Estimator

Need help

 **JEWSON**

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Timber

Doors & Joinery

Tools & Fixings

Painting & Decorating

Electrics & Plumbing

Home

Building materials

Bricks & Blocks

Slate & Tiles



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Ibstock Staffordshire Smooth Brick 65mm Blue

SKU: BRIBK031

The Ibstock Staffordshire Slate Facing Brick 215 x 102 x 65mm (L x H x W) Blue, is a range of clay bricks, ideal for masonry works. The clay material makes the product strong and durable. The brick weighs 2.40kg making it suitable for domestic and commercial...

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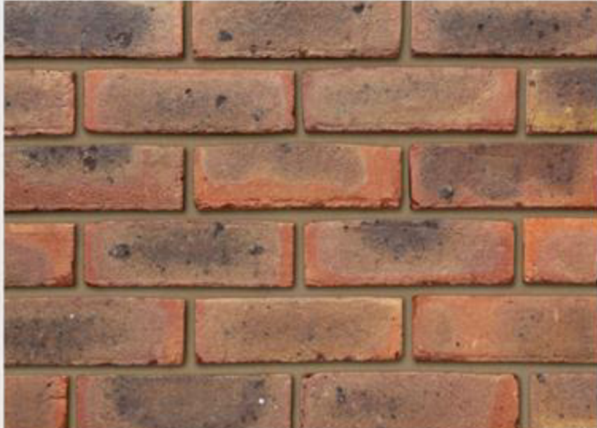
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- Made in wirecut process making it mould resistant
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- Conforms to BS EN771-1

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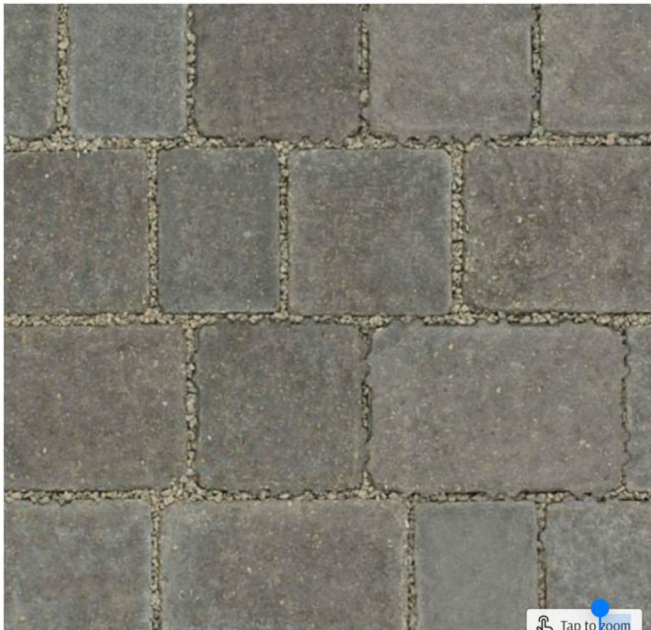
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Alpha Flow 60 MM Thick - Available in Three Size Single Packs.

by Brett

£374.84

Price Excl. VAT

The popularity of Alpha rustic multi sized paving, now combined with permeable benefits, helps create a sustainable drainage system. This allows surface water to drain into a permeable sub-base, thereby reducing the impact on local drainage networks.

This is a special order item and non-returnable.

Alpha Antique Circles are also available. Alpha Antique Kerbs are also available. Sub-base Material. Permeable Chippings. Main Image is Alpha Flow Brindle.

Key Information

- Manufactured and tested to BS EN 1338: 2003
- Install in accordance with BS 7533
- Surface permeability 3386 mm/h when tested to BS DD 229: 1996

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The proposed external facing materials for the driveway and walls are considered to be acceptable in terms of visual amenity. Therefore, the proposal is considered to comply with CS19 of the Gravesham Local Plan

Core Strategy (LPCS) (2014). As such, the Local Planning Authority approve condition 3.

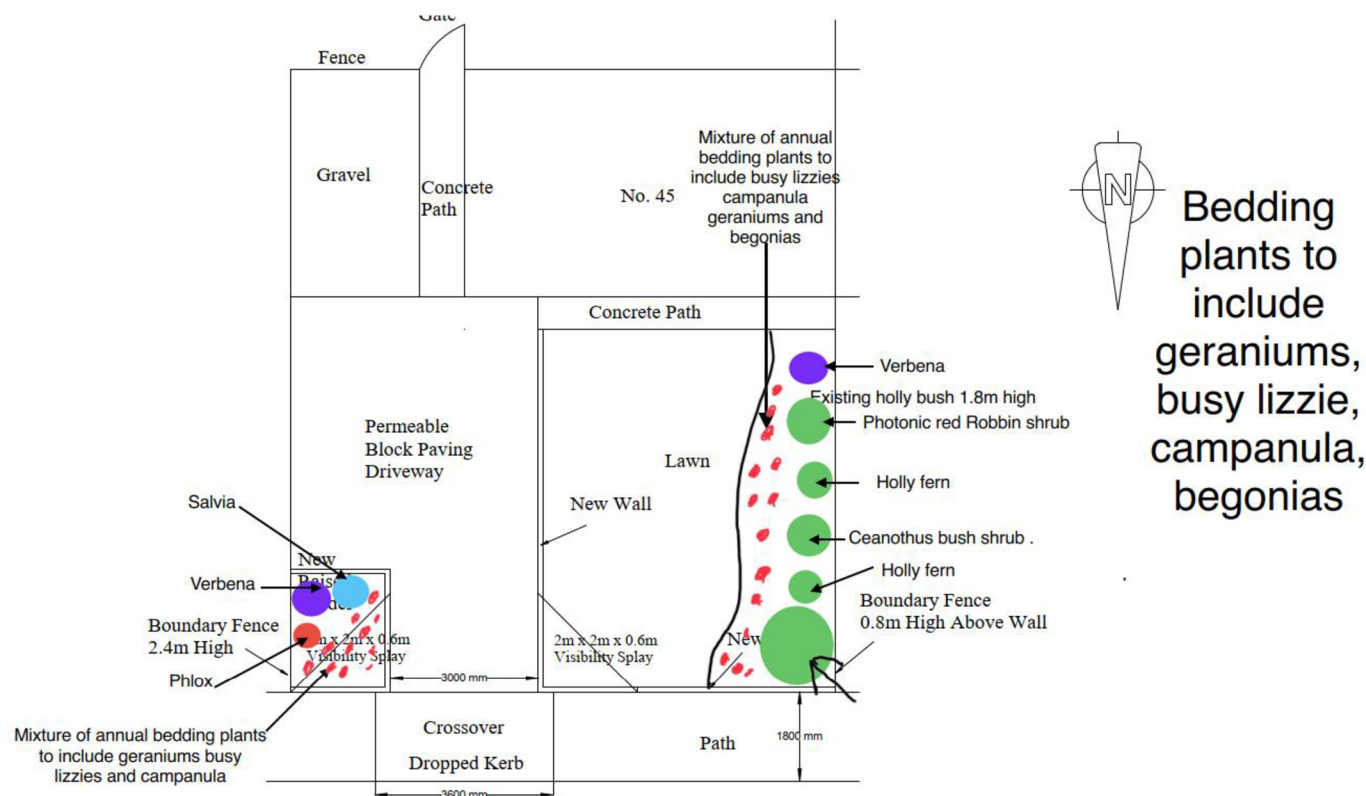
Discharge Condition 3

Condition 4 - Soft Landscaping

4. Prior to the use of the new hardstanding area, details of the proposed soft landscaping are to be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The proposed soft landscaping scheme is as follows:



The plan demonstrates a variety of soft landscaping including shrubs, bedding plants and lawn. The proposal is considered to be acceptable in terms of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 4.

Discharge Condition 4

Recommendation

Approval of conditions 3 and 4.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30th September 2025	Dated:	30 September 2025