

Delegated Report

Approval of Conditions

Planning Application No: 20241005

Location: 20 Spring Grove Gravesend Kent DA12 1LL

Description: Application for the approval of conditions 3,4,5 and 6 attached appeal decision APP/K2230/D/24/3342187 dated 01 July 2024 relating to details of (3) Details of samples and materials, (4) Hard and soft landscaping, (5) Vehicular access specifications and (6) Pedestrian visibility splays.

Applicant: Mr Herdev Kandola

Site Visit Date: 17th December 2024

Submitted Documents/Plans

- Application Form
- Condition Discharge Statement

Supplementary Information

- Appeal Decision
- Letter from Highways Authority

Relevant Planning History

Reference	Description	Outcome	Decision date
20240760	Application for the approval of conditions 3,4,5 and 6 attached to planning permission 20231280 and Appeal Decision APP/K2230/D/24/3342187 dated 01 July 2024 relating to details of (3) Details of samples and materials, (4) Hard and soft landscaping, (5) Vehicular access specifications and (6) Pedestrian visibility splays.	Refusal of Details	15.10.2024
AP 2024/00017/REF	Creation of vehicular crossover with hardstanding.	Appeal Allowed	01.07.2024
20231280	Creation of vehicular crossover with hardstanding.	Refused	02.02.2024

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Officer's Analysis

Condition 3 states:

No development shall commence until details/samples of the materials to be used in the construction of the external surface of the hardstanding hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples and retained thereafter.

The submitted details show that the area of hardstanding will be finished with grass Crete as requested by the planning inspector.



The proposed finishing of the cross over is acceptable and so there is sufficient details to discharge condition 3.

Condition 4 states:

No development shall commence until there shall have been submitted to and approved in writing by the LPA a scheme of hard and soft landscaping.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

The submitted landscape plan is acceptable and so this condition can be discharged.

Condition 5 states:

The vehicular access hereby permitted shall not be brought into use until a vehicular crossover (dropped kerb) has been constructed in accordance with the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted and thereafter maintained.

The applicant has provided written approval from the Highways Authority and demonstrated on the plans that the cross over will be constructed in accordance with the Highway Authorities specification, so this condition can be discharged.

Condition 6 states:

Before the access hereby permitted is first brought into use 2.0m by 2.0m pedestrian visibility splays shall be provided at the back edge of the footway on either side of the vehicular access and thereafter no boundary wall, fence or other means of enclosure of obstruction exceeding 600mm

in height shall be erected or places within the visibility splays.

The vision splays shown are acceptable and the plan clearly shows no obstruction over the height of 600mm. This condition can be discharged.

Recommendation

Sufficient information has been provided to discharge conditions 3,4,5 & 6.

(See draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	16th December 2024	Dated:	17 th December 2024