



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20230510

Location: Land Adjacent To And At The Rear Of Norwood Farm House Norwood Lane Meopham

Description: Application for the approval of condition 3 attached to planning permission 20200206 relating to the details and samples of all external facing materials.

Applicant: Mr B Kirrage

Submitted Documents/Plans

Planning Application Form; and
Drawing No. 2268 – 12 – Materials Schedule.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200206	Erection of 1x detached dwelling house with associated access parking and amenity space	Permission	05.06.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- TC2 – Listed Buildings

Other material considerations

National Planning Policy Framework (2019)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 15 – Conserving and enhancing the Natural Environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)
- Housing Standards Policy Statement, 1st October, 2015
- Technical Housing Standards: Nationally Described Space Standards

Consultations, Publicity and Representations

Consultees

Formal consultation is not required, however the following internal consultations were carried out:

GBC – Conservation Architect

No comments received.

Officer's Analysis

Condition 3

3. *Prior to the commencement of any above ground works on any particular phase of development, details and samples of all external facing materials to be used on the buildings within that phase hereby approved (to include on site sample panels where requested by the Local Planning Authority) shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall substantially accord with the details illustrated and annotated on the approved drawings and indicated on the approved External Finishes Plan and, where applicable, shall include the following details:*

(i) window detail; (ii) timber weatherboarding; (iii) brick plinth; (iv) roof tiles; (v) front doors.

The development shall be implemented in accordance with the approved details.

Reason - In order to ensure an acceptable standard of development upon completion, in accordance with adopted Local Plan Core Strategy Policy CS19.

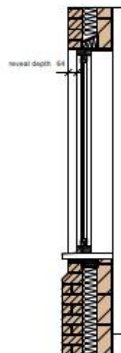
The following information has been submitted to discharge condition 3

Planning Application Form; and
Drawing No. 2268 – 12 – Materials Schedule.

The following external facing materials proposed are a more traditional palette which are acceptable for the proposed dwelling, together with being suitable for the property's setting against the adjacent Grade II Listed Building.



Windows - white painted timber double glazed with white timber cills and single timber glazing bar



Window detail section 1:20



Doors - white painted timber frames and panels with single viewing panel centered.



Marley - Acme Single camber heather blend clay roof tiles



Black stained feather edge timber weather boarding



Ibstock Brick - Chailey Red Stock with matching soldier course bricks over at 215mm high



White soffit, fascias and barge boards with black ogee profile upvc gutters and square downpipes

No further information is required and condition 3 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 3 planning approval 20200206.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	10 th July 2023	Dated:	10 th July 2023