



Delegated Report

Application No: 20220715

Location: 100C Wrotham Road, Gravesend DA11 0QH

Description: Application for approval of condition 4 attached to planning permission reference number 20210408 relating to details of the facing materials including bricks, tiles, rainwater goods, windows and doors.

Applicant: Mr Gill

Submitted Documents/Plans

Application form
Schedule of Materials

Relevant Planning History

20210408 Demolition of existing outbuildings and erection of a 3-bed chalet bungalow and outbuilding with associated parking, amenity and landscaping within the rear garden of 100C Wrotham Road. Permitted 29 October 2021.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Style
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 - Design & Development Principles

Paragraph 33 of the National Planning Policy Framework (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan

1st Review (1994) generally conform with the National Planning Policy Framework (2021), the Council will also seek to replace these saved policies via the emerging Local Plan.

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

- P3 – Vehicle Parking Standards
- T1 – Impact of Development

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – Nationally Described Space Standards
- Householder Extensions/Alterations Design Guide (October 2021)

Consultations, Publicity and Representations

Not undertaken as not required.

Analysis

Condition 4 of 20210408 reads:

No development shall commence above ground (excluding demolition) until details of the facing materials including bricks, tiles, rainwater goods, windows and doors, to be used in the construction of the external surfaces of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: *To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Gravesham Local Plan: Core Strategy (September 2014) Policy CS19.*

The applicant has submitted a Schedule of Materials in support of this condition discharge. This states that the facing brick will be yellow stock, the roof will be dark grey Wienerberger tiles, the doors and windows will be white uPVC, the rainwater goods will be cast iron effect in uPVC and the rainwater head hopper will be black and supplied by Brett Martin.

The surrounding three storey properties are finished in yellow brick along with white cladding and tile hanging. The surrounding bungalows are finished in different colours of render. All have white uPVC windows, dark concrete tiles and black rainwater goods. The proposed materials are therefore in keeping with the mixed materials in the street scene and therefore are acceptable and the condition can be discharged.

Recommendation:

Approval of condition 4

See draft Decision

Case Officer: AW	Team Leader: FH
Signed: 	Signed: 
Dated: 16 August 2022	Dated: 17 August 2022

Gravesham Borough Council