



Delegated Report

Application No: 20241103

Location: 12 Brenchley Avenue, Gravesend, Kent DA11 7RQ

Description: Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20240284 relating to details and/or samples of all external facing materials to be used on the dwelling hereby approved, including Juliet balcony details, full details of hard landscaping and surface finishes for the front garden, including details of a porous car parking area and any screening or boundary treatment by walls, fences or other means and any steps and details of a soft landscaping scheme for the front garden.

Applicant: Mr Kuldeep Singh Kandola

Submitted Documents/Plans

Application form
External building materials details
Drawing no. KK/35 (proposed external works plan 1 of 2)
Drawing no. KK/36 (proposed external works plan 2 of 2)

Relevant Planning History

20240284 Demolition of existing dwelling house and erection of new 4 bedroom dwelling house.
Approved 23.05.2024

Consultations, Publicity and Representations

As this is an application for the discharge of conditions there is no requirement to consult.

Analysis

Condition 3

3. *Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the dwelling hereby approved, including Juliet balcony details, shall be submitted to and approved in writing by the Local Planning Authority. 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 Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The submitted materials document lists the following:

Facing brick to be weinerberger harvest buff multi wirecut
Brick soldier course to be wienerberger buxton red dragwire 65mm above ground floor windows and 150mm plinth course at base of ground floor
K Rend silicone TC15 antique white render
Grey upvc windows
Grey aluminium doors
Sandtoft plain tile in dark grey
Black upvc guttering and downpipe with white upvc fascia and soffit

The street scene is mixed although predominately brick and render with some tile hanging. There are no other properties with grey roof tiles however they would be in keeping with the design of the new dwelling and therefore, on balance, they are acceptable. All the other materials are acceptable and this condition can be discharged.

Condition 4

4. *Prior to the commencement of any above ground works, full details of hard landscaping and surface finishes for the front garden, including details of a porous car parking area and any screening or boundary treatment by walls, fences or other means and any steps. The scheme shall be constructed in accordance with the approved details and completed prior to the first occupation of the dwelling hereby permitted.*

Reason: In the interests of visual amenity and highway safety in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Drawing numbers KK/35 and KK/36 show details of hard landscaping and finishes. A herringbone concrete block paving is proposed for the front drive however no details have been provided about the blocks in terms of colour or permeability. Notwithstanding this, the amount of hard landscaping is significant and out of character with the surrounding area. The proposal to pave almost the entire front garden will result in a harsh and overbearing form of development out of character with the semi-rural soft appearance of the surrounding street scene.

No details have been provided of the boundary treatment save for an annotation of 'boundary fence to no 12 Brenchley Avenue'. No details of appearance, materials or height of the boundary treatment have been submitted.

It is therefore considered that insufficient detail has been provided to satisfactorily discharge condition 4. The proposed development therefore fails to protect visual amenity or safeguard highway safety and is contrary to Policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

Condition 5

5. *Prior to the commencement of any above ground works, details of a soft landscaping scheme for the front garden shall be submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping scheme shall be implemented within the first planting season following the development first being brought into use. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use, shall be replaced with a species of a similar size and species during the next available planting season.*

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance

with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

A soft landscaping scheme has not been submitted with the application. The plans show small, token areas of soft landscaping to the sides of an almost entirely block paved drive. These are insufficient to fulfil the objectives of this condition designed to soften the appearance of the development and contribute to the semi-rural feel of the area. No details of the plants proposed to be used, their number or their aftercare have been provided.

It is therefore considered that insufficient detail has been provided to satisfactorily discharge condition 5. The proposal therefore conflicts with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Conclusion

Whilst the details submitted in relation to condition 3 are satisfactory, the same cannot be said for conditions 4 and 5, which due to insufficient information, cannot be discharged. As the Local Planning Authority is unable to issue split decisions, the whole application must be refused.

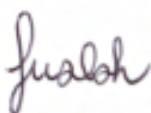
Insufficient information has been submitted in relation to the hard landscaping and surface finishes of the front garden, along with no details of any boundary treatments. It would also not be appropriate to hard pave such a large proportion of the front garden. As such the details submitted in pursuance to Condition 4 are inadequate and the proposed development therefore fails to protect visual amenity or safeguard highway safety and is contrary to Policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.

Insufficient information has been submitted in relation to soft landscaping with no details provided of the proposed planting, species or aftercare. As such the details submitted pursuant to Condition 5 are inadequate and the proposed development therefore fails to protect visual amenity, secure a satisfactory standard of appearance and ensure no net loss of biodiversity, and is therefore contrary Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

Recommendation:

Refusal of Details

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 22 January 2025	Dated: 23 January 2025