



Delegated Report

Approval of Conditions Application

Application No:	20231158
Location:	Gardeners Cottage, Brewers Road, Shorne, Gravesend, Kent, DA12 3LB
Description:	Application for the approval of conditions 3 and 4 attached to planning permission reference number 20210663 relating to details of how the development will enhance biodiversity (3) and a lighting design plan for biodiversity have been submitted (4).
Applicant:	Miss Karen Mercer

Submitted Documents/Plans

- Application Form – dated 13 November 2023;
- Supplementary Information – Biodiversity Enhancement Document – dated 25 January 2024;
- Drawing no. 717-22 – Rev. B – Proposed Biodiversity Site Layout.
- ~~Supplementary Information – Biodiversity Enhancement Document – dated 13 November 2023 – SUPERSEDED;~~
- ~~Drawing no. 717-22 – Rev. A – Proposed Biodiversity Site Layout – SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20210663	Demolition of the existing two storey extension on the north (front) elevation, formation of new entrance, two dormer windows within the roof slope and a two storey extension to the eastern end. New single storey extension to the west elevation and alterations to the fenestration on the south (rear) elevation and roof. Lean-to storage shed on east elevation.	PERMITTED	10.08.2021

Consultations, Publicity and Representations

KCC Biodiversity –

Condition 3: states; *Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include the recommendations set out in section 4.10 of the Preliminary Ecological Appraisal (KB Ecology March 2021). The details will be implemented as approved and thereafter retained.*

The submitted information has detailed the following enhancements will be implemented:

- 4 swift boxes
- 3 owl boxes (throughout the site on mature trees)
- 3 bat boxes (throughout the site on mature trees)

We are satisfied with the proposed enhancements but recommend that all the swift bricks are located on the eastern aspect of the building. The swift bricks proposed in the centre of the building are unlikely to be used by swifts.

We recommend that the enhancement plan is updated prior to the discharge of the condition.

Condition 4 states: *The development hereby approved shall not be occupied until a lighting design plan for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.*

14 lights have been proposed and we question if there is a need for so many lights to be installed within the site. We understand the need for lighting but the lighting should be located within areas where it is required.

There are 9 bollard lights for the drive and it's not clear from the submitted information why there is a need for so many lights to be installed.

There appears to be lights installed on the western and eastern aspect of the dwelling where there are no doors but no lights proposed for the southern side of the building where there are a number of doors. Therefore we are concerned that in the future additional lights will be installed within the site.

We advise that the plan must be reviewed and updated to ensure that lights are only installed where they are required.

Officer's Analysis

This is an application for the approval of conditions 3 and 4 attached to planning permission reference 20210663 relating to details of biodiversity enhancement and lighting design for biodiversity.

Condition 3 states the following:

3. *Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. This will include the recommendations set out in section 4.10 of the Preliminary Ecological Appraisal (KB Ecology March 2021). The details will be implemented as approved and thereafter retained.*

The condition was attached to ensure that the biodiversity value of the site is enhanced post-development.

The proposed biodiversity enhancements include:

- 4 x Swift Boxes
- 3 x Owl Boxes (throughout the site on mature trees)
- 3 x Bat Boxes (throughout the site on mature trees)

Kent County Council (KCC) Biodiversity reviewed the initial plans and documents, raising no objection but requested that the swift boxes were repositioned on the eastern side of the building. This change has been made on 'Drawing no. 71-22 – Rev. B' and therefore the proposal is considered to have addressed KCCs concerns, and therefore Condition 3 can be discharged.

Condition 4 states the following:

4. *The development hereby approved shall not be occupied until a lighting design plan for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The plan will show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.*

The condition was attached to ensure that the landscape character and amenity of the rural location is retained, and that important species are protected.

The proposed lighting plan shows no.5 lights located below the eaves on PIR sensors with short time durations, with narrow spectrum light sources and hoods to reduce spill. These are positioned around the property mostly above the doors.

KCC Biodiversity had objected to the extent of lighting proposed on the original plans, highlighting that the 14 original lights proposed were excessive and that the bollard lights should be reduced. These concerns have been addressed in the revised details, with the number of lights reduced and relocated to be near the doors of the property.

Therefore, it is considered that the lighting plan is acceptable and Condition 4 can be discharged.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	
Signed:		Signed:	
Dated:	31 st January 2024	Dated:	