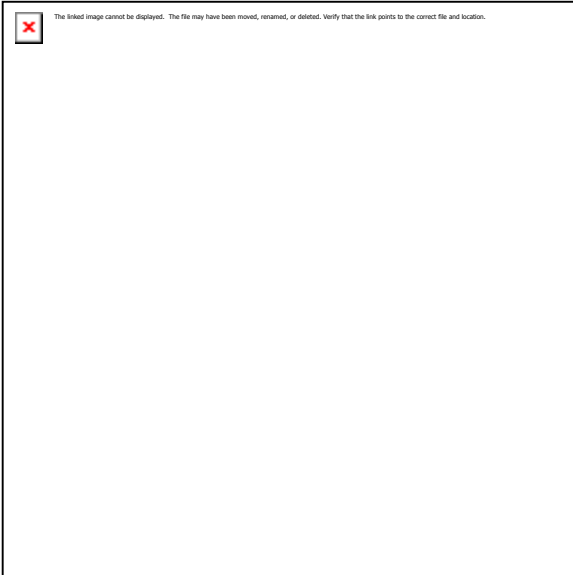




Delegated Report

Planning Application

Application no:	20220812
Location:	Rose Cottage Pear Tree Lane Shorne Gravesend
Description:	Application for approval of condition 4 attached to planning permission reference number 20220227 relating to details of the external cladding details of the material, colour and finish of the cladding.
Applicant:	Mr & Mrs. Watkins
Site Visit Date:	N/A

Planning permission was granted for 'Erection of single storey rear extension, pergola and external cladding' on 20 May 2022 under ref. 20220227 subject to a number of conditions including no. 4 which this application seeks to discharge.

Analysis

Condition 4 is as follows:

4. *Prior to the installation of the external cladding hereby permitted details of the material, colour and finish of the cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

Reason *In the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The information which has now been submitted in pursuance of this condition is:

- Application form;
- Drawing no. 066-P-001 Rev. A – Site Location Plan; and

- Cladding Details.

This shows the cladding would be 'NeoTimber composite cladding' in colour grey. This cladding and colour is considered acceptable in respect of visual amenity and the character of the area and it is therefore considered condition 4 can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	22nd August 2022	Dated:	22nd August 2022