



Delegated Report

Discharge of conditions

Planning Application No: 20230887

Location: 14 Chalky Bank Gravesend Kent DA11 7NY

Description: Application for the approval of conditions 3 and 4 attached to planning permission 20180387 relating to (condition 3) - External materials and (condition 4) - Hard and soft landscaping.

Applicant: Mr Jaswant Singh

Site Visit Date: 11 October 2023

Submitted Documents/Plans

Application form for approval of details reserved by condition;
Drawing no. CB01 Rev. B Landscaping plan; and
Schedule of materials received 17 October 2023.

Superseded Documents/Plans

Drawing no. CB01 Rev. A Landscaping plan; and
Schedule of materials received 21 August 2023.

Procedural issues

Following a request from the case officer, the applicant provided amended facing materials, hard landscaping and soft landscaping details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180387	Demolition of existing garages and erection of a two bedroom dwelling.	Permitted	25.10.2018

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

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on Highway Network

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-designed Places

Supplementary Planning Guidance

None

Consultations, Publicity and Representations

GBC Highways Officer

Initial comments:

I consider the details regarding the hard paving for the driveways inadequate. The drive needs to be constructed from a bound permeable material laid in accordance with the manufacturer's specification, 'Grey Blocks' does not necessarily mean the ground will be pervious.

Marshall's permeable block paving is called Priora, but other makes are available. The important thing about permeable block paving other than the correctly applied installation, is the blocks have nibs that increase the separation between them and so allowing the water to drain.

With the current level of detail submitted I would recommend refusal.

Second comments:

Have looked at the revised submissions regarding materials, I am satisfied that the block paving is now adequately described. No objections

GBC Service Manager (Housing Operations)

Nothing further to add from a proposed landscaping perspective. Quite minimal planting to the front and traditional lawn to the rear.

Officer's Analysis

Planning permission reference 20180387 was granted for the demolition of the existing garages and the erection of a two bedroom dwelling at the application site. This application seeks to discharge conditions 3 and 4 of that permission.

Condition 3 reads as follows;

3. No development above ground level shall take place until samples of materials to be used in the construction of the external surfaces of the building hereby permitted have been 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 and pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Condition 4 reads as follows;

4. Before the development hereby permitted is first occupied hard and soft landscaping schemes shall be submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include details of all surface treatments and boundary treatments including any walls, fences or other means of boundary treatment. The soft landscaping scheme shall include all details of the planting of trees, hedges, shrubs and grassed areas, including species, age, planting patterns, etc. The approved hard landscaping scheme shall be implemented prior to the occupation of the dwellinghouse hereby approved. The approved soft landscaping scheme shall be implemented in the first planting season following the completion or occupation of the dwellinghouse hereby approved, whichever is the earlier. The hard and soft landscaping schemes shall thereafter be maintained for a period of five years.

Reason: In the interests of amenity, including visual amenity and pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

It is noted that works commenced some time ago for the erection of a dwelling at the application site. Following an enforcement investigation, the current application seeks to discharge the above conditions as part of regularising the unauthorised works on site.

Although no samples of the proposed external facing materials have been provided, the level of information submitted is sufficient to enable them to be accurately assessed.

The proposed external facing materials are as follows;

- Wienerberger Terca Runswick red multi bricks;
- Sandtoft concrete brown plain roof tiles;
- Crystal casement anthracite on white UPVC windows;
- Dark grey composite front door; and
- Black UPVC rainwater goods.

The proposed hard landscaping comprises of;

- Marshalls Driveline Priora grey coloured block paving for the parking areas;
- Buff coloured paving for the rear patio;
- 1.8 metre timber close boarded fencing on rear/side boundaries;
- 1.8 metre timber close boarded fencing and gates on central side boundaries;
- Existing 1.9 metre brick wall to be retained on side boundary with no. 16 Chalky Bank; and
- Existing 0.4 metre brick walls to be retained on front/side boundaries.

The proposed soft landscaping comprises of;

- Existing lawns and privet hedges in the rear gardens to be retained;
- Infilling of gap in privet hedging on northern rear boundary with six privet plants;
- 5 square metre planted strip on front/side boundary with no. 16 Chalky Bank (maximum height 0.6 metres across sightlines); and
- 14 square metre planted strip on front/side boundary with no. 12 Chalky Bank (maximum height 0.6 metres across sightlines).

Design, Character and Appearance

The proposed external facing materials would match with existing buildings in Chalky Bank. The materials would not be detrimental to the character or appearance of the surrounding area. As such, the submitted

details would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The proposed boundary treatments, hard landscaping and soft landscaping would be visually appropriate to this residential area and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Neighbouring Amenity

The proposed boundary treatments and landscaping would have no adverse overshadowing or overbearing impacts to the occupiers of any of the surrounding dwellings. Therefore, the proposal would not be detrimental to residential amenity and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Parking and Highways

The GBC Highways Officer has not raised an objection to the proposed hard surfacing for the frontage parking area.

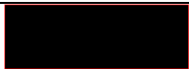
The proposed planting on the site frontage would be located within the pedestrian visibility splays for the parking areas at the application site. However, it is noted that the planting would be maintained to a maximum height of 0.6 metres in these areas and as such, there would be no detriment to visibility.

Overall, the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Policy T1 of the Gravesham Local Plan First Review (1994).

Conclusion & Recommendation

The Local Planning Authority is satisfied with the external facing materials and hard and soft landscaping details submitted in relation to planning permission reference 20180387 and as such, conditions 3 and 4 can be discharged.

(For further details, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	19th October 2023	Dated:	19th October 2023