



Delegated Report

Approval of Condition Application

Application No: 20251000

Location: Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB

Description: Application for the approval of condition 13 (Obscure Glazing), condition 14 (Hard Surface and Boundary Treatments), condition 15 (Soft Landscaping Scheme), condition 16 (Formation of Parking Spaces), condition 17 (Allocation and Safeguarding of Parking Spaces), condition 18 (Visibility Splays) and condition 21 (Refuse Arrangements) attached to planning reference number 20230136.

Applicant: .

Submitted Documents/Plans

- Application Form – dated 02 October 2025;
- Drawing no. PLA-0107-620-R00 – Wall Details Private Terraces Courtyard;
- Drawing no. PLA-0107-621-R00 – Wall Details Private Terraces East Boundary;
- Drawing no. PLA-0107-631-R00 – Boundary Wall Details – Sheet 1;
- Drawing no. PLA-0107-632-R00 – Boundary Wall Details – Sheet 2;
- Drawing no. 24071-PLA-ZZ-00-DR-L-100 – General Arrangements and Levels Plan;
- Drawing no. 24071-PLA-ZZ-00-DR-L-200 – Hardscape Plan;
- Drawing no. 24071-PLA-ZZ-00-DR-L-360 – Planting Plan;
- Drawing no. 24071-PLA-ZZ-00-DR-L-400 – Topsoil and Amelioration Plan;
- Drawing no. 24071-PLA-ZZ-00-DR-L-600 – Key Plan;
- Drawing no. 24071-PLA-ZZ-00-DR-L-601 – Hardscape Details;
- Drawing no. 24071-PLA-ZZ-00-DR-L-602 – Step Details;
- Drawing no. 24071-PLA-ZZ-00-DR-L-603 – Planting Details;
- Drawing no. 24071-PLA-ZZ-00-DR-L-800 – Hard Landscape Setting Out Plan;
- Drawing no. 24071-FA-XX-ZZ-DR-A-8200 – Rev. C1 – Obscure Glazing Locations;
- Drawing no. 24071-FA-XX-ZZ-DR-A-8201 – Vehicular Entrance Visibility Splay;
- Drawing no. 24071-FA-XX-ZZ-DR-A-8202 – Allocation and Safeguarding of Parking Spaces.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	Permitted	29.11.2023

Consultations

Gravesham Waste and Recycling Manager – I am happy to approve this refuse strategy

Officer's Analysis

This application seeks to discharge the following conditions attached to planning permission reference 20230136:

- 13. – Obscure Glazing
- 14. – Hard Surface and Boundary Treatments
- 15. – Soft Landscaping Scheme
- 16. – Formation of Parking Spaces
- 17. – Allocation and Safeguarding of Parking Spaces
- 18. – Visibility Splays
- 21. – Refuse Arrangements

Condition 13 states:

13. Prior to first occupation of any of the residential units hereby permitted and notwithstanding the details shown on the approved plans, submitted documents and application form, a schedule and details of all windows within the development to be obscure glazed (and where applicable fixed shut) shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved prior to any of the residential units hereby permitted first being occupied. For the avoidance of doubt any obscure windows shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall be permanently retained as such. All fixed shut windows shall be permanently retained as such.

This condition was attached to protect amenity and privacy of neighbouring properties.

The application has been supported by a plan showing which windows are to be obscure glazed. These windows accord with the requirements set out within the Committee Report (ref. 20230136) and are considered to safeguard neighbouring amenity.

As such, the development will safeguard privacy and condition 13 can be discharged.

Condition 14 states:

14. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- *proposed boundary treatments,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian access and circulation areas*
- *minor structures such as play equipment, log piles, and any proposed seating.*

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

This condition was attached to ensure that the hard landscaped elements of the development are properly designed and suitably implemented.

The application has been supported by a number of plans that demonstrate the proposed boundary treatments, finish levels, hard surface finishes, supporting structures and circulation areas.

These are summarised in the plan extracts below:



As such, the hard landscaping is considered to be well designed and condition 14 can be discharged.

Condition 15 states:

15. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. 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.

This condition was attached to ensure that the soft landscaped elements of the development are properly designed and suitably implemented.

The application has been supported by soft landscaping and planting plans, which demonstrate substantial planting of a variety of species around the site.



PLANT SCHEDULE		
Species	Size	Qty
TREES		
Acer campestre	100-150cm H	2
Malus sylvestris	10-12cm Ø	1
Quercus robur	100-150cm H	1
SHRUBS		
Carolinia fruticosa	15L	21
Cornus x autumnalis 'Maiden Hair'	15L	28
Cornus sanguinea 'Midwinter Fire'	15L	22
Eucalyptus nitens	15L	9
Hydrangea arborescens 'Annabelle'	15L	28
Ilex aquifolium 'Aurea Marginata'	15L	11
Ilex aquifolium 'Silver Queen'	15L	14
Lonicera vulgaris	15L	31
Lonicera vulgaris 'Ladysman'	15L	26
Parthenocissus x Golden Dome	15L	3
Parthenocissus x 'Choclate Glow'	15L	8
Rosa schinifolia	15L	10
Sambucus racemosa	7.5L	1
Sambucus racemosa	15L	40
Viburnum plicatum Thunbergii	15L	15
Viburnum plicatum Thunbergii	15L	20
Vincetoxicum 'Aurea'	21L	128
PERENNIALS		
Anemone x hybrida 'Honorine Jobert'	21L	23
Androsace unguiculata 'Hidoux'	15L	81
Hebe x hybrid	21L	20
ORNAMENTAL GRASSES		
Hakonechloa macrochaeta	21L	33
Lolium perenne	21L	102
FERNS		
Asplenium scolopendrium	21L	20
Polystichum thurstonii	21L	10
Polystichum thurstonii	21L	10
Lawn and Wildflower Mix		
Wildflower Mix Hedgehog & Banks 80/20		
Wildflower Seed mix (by Wildanone)		
Lawn Flowering Lawn Meadow Mix (by Meadowmania)		

As such, the soft landscaping is well designed and will be suitably implemented, and condition 15 can be discharged.

Condition 16 states:

16. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, the vehicle parking areas shown on the approved plans shall be formed, surfaced, drained and marked out in accordance with a scheme first to be submitted to and approved in writing by the Local Planning Authority. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, with or without modification, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking and turning areas.

This condition was attached to ensure that sufficient car parking provision is available to serve the development.

The application has been supported by details of the parking areas which are to be surfaced using permeable paving, with open joints to allow for drainage, and the spaces will be clearly demarcated.

As such, the parking areas will be surface, drained and clearly marked out, and the condition can be discharged.

Condition 17 states:

17. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a strategy for the allocation and safeguarding of parking spaces for the occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy and measures to safeguard the use of the spaces shall be implemented prior to any of the residential units hereby permitted first being occupied and maintained thereafter.

This condition was attached to ensure an acceptable standard of development on completion.

The application has been supported by a parking allocation and safeguarding plan, which sets out how each of the 10no. spaces within the development will be allocated. This allows for one space per dwelling and two additional visitor bays. In addition, a private parking sign is to be erected within the site highlighting that the parking bays are only for residents.

As such, the development will deliver acceptable parking in accordance with parking standards and condition 17 can be discharged.

Condition 18 states:

18. Notwithstanding the details shown on the approved plans, prior to any part of the development first coming into use full details of visibility splays for the vehicular access onto Worcester Close 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 prior to the vehicular access first being brought into use and retained as such thereafter.

This condition was attached in the interests of highway safety.

The application has been supported by layout plans that demonstrate visibility splays for both vehicles and pedestrians are achieved at the access, which accord with guidance set out in Kent County Council Drop Kerb Guidance (2024) and Manual for Street (2007).

As such, the development will maintain highway safety and condition 18 can be discharged.

Condition 21 states:

21. Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements along with a refuse collection management plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores and the management plan shall include arrangements for how the bins shall be taken nearer to the public highway on collection days and then returned to the bin store after the refuse has been collected. The development shall be carried out in accordance with the approved details prior to first occupation of any of the residential units hereby permitted and shall thereafter be retained for such purposes at all times.

This condition was attached to ensure that the development is served by a suitable refuse storage area in the interest of amenity.

The application has been supported by a refuse strategy and bin store details. These have been reviewed by GBC Waste Management who have raised no objections.

As such, the development will be served by suitable refuse storage and condition 21 can be discharged.

Conclusion

The application has been supported by sufficient information to approve conditions 13 (Obscure Glazing), 14 (Hard Surface and Boundary Treatments), 15 (Soft Landscaping Scheme), 16 (Formation of Parking Spaces), 17 (Allocation and Safeguarding of Parking Spaces), 18 (Visibility Splays) and 21 (Refuse Arrangements).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	26 November 2025	Dated:	28 November 2025