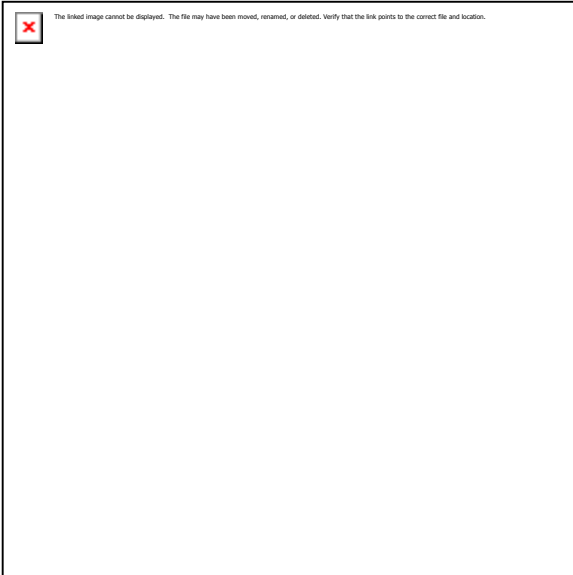




Delegated Report

Planning Application

Application no: 20211499

Location: 10 Overcliffe Gravesend Kent DA11 0EF

Description: Application for approval of conditions 6, 7, 8 and 16 attached to planning permission reference number 20181078 relating to hard surface treatments and screening (excluding front boundary wall and railings)(6), soft landscaping (7), external lighting (8) and Design and Access Statement (16).

Applicant: Mr D Biring

Site Visit Date: Desk top

Planning permission was granted for 'Change of use of the existing building from A2 to C3 to provide 5 residential units, conversion of the building including removal of the side extension and rear escape staircase, installation of associated parking and bin storage, replacement of all windows/doors to the front elevation and erection of a rear outbuilding on 8 April under ref. 20181078 subject to a number of conditions including numbers 6, 7, 8 and 16 which this application seeks to discharge.

Procedural Note - As originally submitted the applicant had also applied to discharge condition 9 (refuse storage) and condition 10 (cycle storage) but those conditions did not need discharging i.e. – they stated that the refuse and cycle storage needed to be carried out in accordance with the approved plans prior to first occupation etc., those conditions do not need discharging per se and so the applicant was asked to remove them from this application which has been confirmed in writing by the agent. The comments from consultees regarding the refuse and cycle storage cannot therefore be taken into consideration as they have already been approved in the original application.

Consultations

GBC – Waste & Recycling Manager

I have reviewed the above planning application and I am happy with the refuse and recycling information provided.

It is the property owner's responsibility to pay for the new bins, these should be sourced via the waste management team at the Council.

GBC - Environmental Protection (Regulatory Services)

We have no comments regarding conditions stated above.

GBC - Highways Officer

This application requires very careful consideration.

1. The surfacing of the area to the rear of the property, the applicant should confirm that this is similar to the existing arrangement as any increase in the hard surface may result in the existing drainage system being overloaded, the alternative would be to construct the area at the rear with a permeable material.
2. The front boundary treatment reflects that which was proposed as part of the original application, and reflects what has been used elsewhere along the Overcliffe, without any apparent adverse consequences.
3. The cycle parking provision raises concerns in that it does not appear to be covered and there is insufficient space to provide adequate parking and access. The Government publication LTN1/20 gives the following recommendations.

Table 11-2: Recommended and minimum dimensions for banks of Sheffield stands

	Recommended	Minimum
Bay length (length of cycle parked on a stand)	2m	2m
Bay length (tandems, trailers and accessible cycles)	3.0m	2.5m
Access aisle width (if larger cycles use the end bay only)	3m	1.8m
Access aisle width (if large cycles use internal bays)	4m	3m
Edge access aisle + one bay to the side	5m-6m	3.8m-5m
Central access aisle + one bay to each side	7m-8m	5.8m-7m
Spacing between stands	1.2m	1.0m
Gap between stand and wall (part of bay width)	700mm (typical wheel diameter)	500mm

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4. The proposed cycle parking appears to fall well below the minimum provision and is so unacceptable and needs to be rectified. In addition given the proximity of the car parking spaces in this area, the cycles are at risk of damage as there would not appear to be any clearance between a cycle and a parked vehicle.

Analysis

Condition 6

Condition 6 is as follows:

6. *Notwithstanding the details shown on the approved plans a scheme detailing the proposed hard surface treatments and screening by walls (excluding the front boundary wall and railings), fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority. This information shall include the means for surfacing, draining and demarcating the car parking spaces. The scheme shall then be constructed in accordance with these approved details and completed prior to first occupation of the development hereby permitted.*

Reason *In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policies CS19 and CS20 of Gravesham Local Plan: Core Strategy (September 2014).*

The information originally submitted was insufficient to discharge condition 6 – there was too much hardstanding proposed and it was just concrete when a more sympathetic surface was required. There also hadn't been sufficient information regarding boundary treatments and the demarcation of the parking spaces. Various communications have been had between the case officer and the agent in order to

provide satisfactory details.

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

- Schedule to Accompany Application for Discharge of Conditions 6, 7, 8 & 16 Rev. A; and
- Drawing no. 03H – Site Plan As Proposed.

This shows:

The existing block paving at the entrance to the drive would be lifted and re-laid with permeable sub-base or soakaway.

The drive and parking spaces in the front garden would be surfaced with Marshalls Keyblock 60 with soakaway or permeable sub-base and paving slabs would cover the rest of the front garden (Aymphony Plus Urban in Asphalt colour). The choice of block paving and paving slabs are considered sympathetic surfacing material for the front and most noticeable part of the site and would be an enhancement on the existing concrete; the character and appearance of the Overcliffe Conservation Area would therefore be protected. The paving slabs covering the rest of the front garden which would be Aymphony Plus Urban in Asphalt colour would also be acceptable.

At the rear the hardstanding areas would be concrete but this is considered acceptable given it is at the rear of the site and there would be some soft landscaping which is covered in the discussion on condition 7.

Overall on the basis of the revised information it is considered sufficient details have now been submitted to discharge condition 6.

Condition 7

Condition 7 is as follows:

7. *Prior to the first occupation of the development hereby permitted and notwithstanding the details shown on the approved plans 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.*

Reason *In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policies CS19 and CS20 of Gravesham Local Plan: Core Strategy(September 2014).*

The information originally submitted was insufficient to discharge condition 7. There was not enough soft landscaping proposed - there were only two grassed areas shown, one of which was fake and no planting was shown at all. An existing container was also still shown on the drawings which was shown to be removed on the approved drawings in the original application. Various communications have been had between the case officer and the agent in order to provide satisfactory details.

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

- Schedule Rev. A; and
- Drawing no. 03H – Site Plan As Proposed.

These details show:

Front garden - A laurel hedge along the eastern boundary of the front garden;

Rear garden - A grassed area to the rear with shingle area beyond, a composite deck communal area with two Japanese Maple trees and a laurel hedge along part of the rear boundary. There is a 900mm fence proposed between the parking, cycle and refuse storage on one half of the garden and the grassed and shingle area on the other half; all other boundary treatments to remain as existing. The front boundary wall

and railings is to be installed as per the approved plans (as condition 5 requires).

Although not abundant in soft landscaping, it is considered that there is a sufficient level and taking into account the use of the building as flats where maintenance/upkeep may become an issue it is considered that the decking with plants and laurel hedging and grass area are an acceptable balance and solution in this case.

Overall it is considered on the basis of the revised information sufficient information has been submitted to discharge condition 7.

Condition 8

Condition 8 is as follows:

8. *Details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details prior to first occupation of the development hereby permitted. No additional external lighting shall thereafter be provided on the site without the prior written consent of the Local Planning Authority having first been received.*

Reason *In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).*

The information submitted for this condition is:

- Schedule to Accompany Application for Discharge of Conditions 6, 7, 8 & 16 Rev. A.

This states that no external lighting is proposed. This confirmation is acceptable and condition 8 can therefore be discharged.

Condition 16

Condition 16 is as follows:

16. *Notwithstanding the details shown in the approved drawings and the Design and Access Statement, prior to the side extension being demolished the following additional details shall be submitted for the approval of the Local Planning Authority:*

- (i) Details of the making good of the western flank wall;*
- (ii) Details of the external finish of the western flank wall; and*
- (iii) Details of the finish to the retained boundary on the western boundary.*

The development shall thereafter be carried out in accordance with the approved details before the flats hereby permitted are first occupied.

Reason *In order to ensure an acceptable standard of development upon completion, in accordance with Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (September 2014).*

The information submitted for this condition is:

- Schedule to Accompany Application for Discharge of Conditions 6, 7, 8 & 16 Rev. A.

This states that the western flank wall has already been made good with ashlar block render and painted white to match the other rendered exterior walls. Although the details of this should have been submitted before the side extension was demolished (which has been demolished) it is considered the making good and finish to the western flank wall is acceptable.

The proposal to make good the existing brickwork and render to the retained boundary on the western boundary and paint to match the main dwelling is acceptable as is the proposal to retain the boundary walls in front and beyond of this as existing.

It is considered condition 16 can therefore be discharged.

Conclusion

On the basis of the revised information it is considered condition nos. 6. 7. 8 and 16 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:	18 August 2022	Dated:	18th August 2022