

Delegated Report

Approval of Details Application

Planning Application No: 20250852

Location: 92 Ferndale Road Gravesend Kent DA12 5AE

Description: Application for approval of condition 2 attached to planning permission reference number 20250429 relating to details of a privacy screens to be installed on the flank elevations of the raised platform.

Applicant: Watson, Phoenix Brickwork

Site Visit Date: N/A

Planning permission was granted for 'Retention of a raised deck area and privacy screen' under application ref. 20250429 on 9 July 2025. This was subject to conditions including no 2 which this application seeks to discharge.

Officer's Analysis

Condition 2 is:

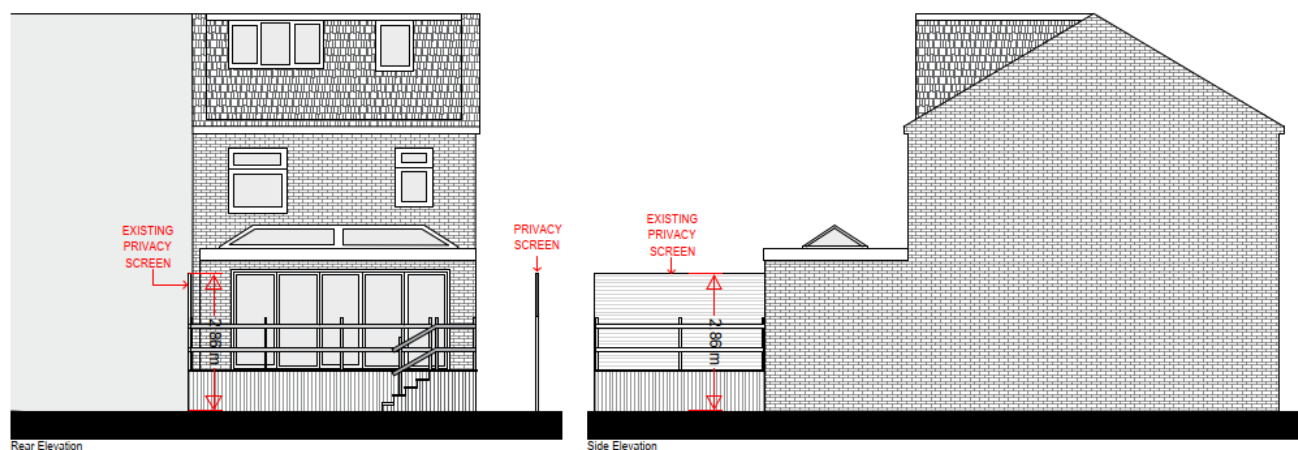
2. Within one month of the date of this decision details of a privacy screens to be installed on the flank elevations of the raised platform shall be submitted in writing to the Local Planning Authority for its approval, and unless the approved privacy screen is constructed within one month of the Local Planning Authority's approval, the use of the raised platform area shall cease until such time as the approved privacy screen is constructed. If no privacy screen in accordance with this condition is approved within three months of the date of this decision, the use of the raised platform shall cease until such time as the privacy screen approved by the Local Planning Authority is constructed. Once erected the privacy screen shall thereafter be retained.

Reason: To safeguard the privacy of future occupiers and adjoining properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The information submitted in pursuance of condition 2 is:

- Drawing Number 01001 Rev P3 (Site Location Plan, Block Plan, Floor Plan and Elevations)

As shown below, the submitted plan highlights the privacy screens to both flank elevations of the raised platform:



The privacy screens to each flank elevation measure 2.86m in height and as such are considered to be sufficient.

The proposal will therefore protect neighbouring privacy and as such the condition can be discharged,

Conclusion

Sufficient information has been submitted to discharge condition 2 of application ref. 20250429 and therefore it is recommended the condition can be discharged.

Recommendation

Approval of Details

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	13 th October 2025	Dated:	13th October 2025