



Delegated Report

Approval of Conditions Application

Application No:	20221194
Location:	13 The Grove, Gravesend, Kent, DA12 1DX
Description:	Application for approval of conditions 4, 5 and 6 attached to planning permission reference number 20220545 relating to a secure, weather proof cycle store and its location within the rear garden (4), location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use (5) and all hard and soft landscaping works (6).
Applicant:	Mr Lukhvir Thind
Site Visit:	14 th July 2022

Submitted Documents/Plans

Application Form - dated 07/11/2022;
Supplementary Information - Brick Details;
Drawing no. 1455-04 - Rev. J - Existing and Proposed Block Plans, with Site Location;
Drawing no. 1455-06 - Rev. C - Proposed Floor Layouts and Elevations;
Drawing no. 1455-07 - Rev. C - Proposed External Works Details.

~~Drawing no. 1455-04 - Rev. G - Existing and Proposed Block Plans, with Site Location - SUPERSEDED;~~
~~Drawing no. 1455-07 - Rev. A - Proposed External Works Details - SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20220545	Change of use application from C3 Dwelling House to 11 Bedroom HMO 'sui generis'	PERMITTED	04.08.2022

Officer's Analysis

This is an application for the approval of conditions 4, 5 and 6 attached to planning permission reference 20220545 relating to the cycle store, refuse and recycling, and the proposed hard and soft landscaping treatments.

Condition 4 states the following:

- Prior to first use of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of a secure, weather proof cycle store and its location within the rear garden, which provides sufficient space for 7 bicycles to be parked. The approved cycle store shall be implemented in full prior to first use of the building as a house in multiple occupation and the structure shall thereafter be maintained and kept available for the parking of bicycles while the*

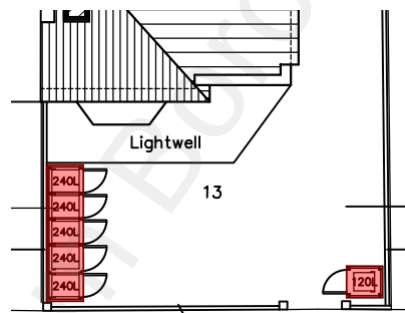
building remains in use as a house in multiple occupation.

The condition was attached to ensure that adequate cycle storage in a secure location for future occupiers of the House of Multiple Occupation. The plans demonstrate a secure cycle store within the rear garden of the property. The store will be finished in treated cedar battens, at a height of 1.75m, with a width of 3.2m and depth of 2.2m. It will have sufficient space to accommodate no.7 bicycles, in accordance with Condition 4. Therefore, the details provided are considered to be appropriate and condition 4 can be discharged.

Condition 5 states the following:

5. *Prior to the first use of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of the location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved bin store and waste management arrangements shall be implemented in full prior to the first use of the building as a house in multiple occupation and shall thereafter be maintained while the building remains in use as a house in multiple occupation.*

The condition was attached to ensure that an acceptable waste store is provided for occupiers of the House of Multiple Occupation. The bins will be contained within two separate stores located at the front of the property and will exceed the capacity required for the number of occupants within the building. The location of the stores to the front of the property is acceptable for collection (as demonstrated in the screenshot below):



The stores will be constructed using treated cedar battens, at a height of 0.95m. The larger store will have a width of 3.52m and depth of 0.95m, with the smaller store having a width of 0.85m and a depth of 0.95m. The stores are considered to be appropriately designed and proportionate, and will therefore not impact on the street scene.

Overall, the details provided in relation to bin provision and the store are appropriate and therefore condition 5 can be discharged.

Condition 6 states the following:

6. *Prior to the first use of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include full plans and specifications for all hard and soft landscaping works within the site frontage and rear garden, including any new walls or fences and the means of safeguarding the trees within the rear garden during any resurfacing works. The approved scheme shall be implemented in full prior to the first use of the building as a house in multiple occupation.*

The condition was attached to ensure that suitable landscaping schedule was acceptable, in order to provide acceptable amenity space and a good quality development for future occupiers to enjoy. The hard

and soft landscaping works have been detailed on the plans but are limited and lacking detail. The proposed landscaping works are as follows:

Location	Materials	Details
Front Boundary Wall	Facing Brickwork 	
Driveway	Concrete Hardstanding	EXISTING
Boundary Fencing	Close Board Fencing	EXISTING
Paths / Patio (Rear Garden)	Paved	Broadstone natural stone paving
Lawn (Rear Garden)	Grass	Grass (no further detail required)
Planter (Rear Garden)	Shrub / Trees	• Prunus Accolade Tree • Laurel Rotundiflora • Red Robin Photinia

The proposed details are considered to be acceptable. The front boundary wall will be low level and constructed using facing brickwork, similar to other frontages within the street scene. Moreover, the landscaping schedule for the rear garden is varied and will provide a good private space for future occupiers. Therefore, the details provided are considered appropriate and condition 6 can be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to the cycle storage, bin storage and hard/soft landscaping treatments. As such it is considered that sufficient information has been submitted in order for conditions 4, 5 and 6 to be discharged.

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	9 th January 2023	Dated:	10 January 2023