



Delegated Report

Planning Application

Application no:	20220548
Location:	Former Site Of Daymer Green Farm Lane Shorne Gravesend
Description:	Application for the approval of conditions 4, 5 and 6 attached to planning permission reference no 20190668 details relating to (4) type of obscured glazing, (5) hard and soft landscaping and (6) soft landscape specifications.
Applicant:	Stallion Developers Limited
Site Visit Date:	N/A

Planning permission was granted on 20 September 2019 under ref. 20190668 for 'Application for the variation of conditions 2 and 8 attached to planning permission reference number 20180478 for the demolition of existing bungalow and erection of 2 x three bedroom chalet bungalows, allowed on appeal reference number APP/K2230/W/19/3220044; to allow the construction of a basement to unit 02 with patio area and steps up to garden level to the rear, internal alterations to unit 01 in order to provide a bathroom for the property, alterations to the landscaping and parking area in front of both properties and moving the dwellings further back within the plot'. This was subject to a number of planning conditions including nos. 4, 5 & 6 which this application seeks to discharge.

Analysis

Condition 4

Condition 4 is:

4. *The building hereby permitted shall not be occupied until the bathroom/WC windows have been fitted with obscured glazing. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.*

Reason *In order to protect the amenity and privacy of the occupants of the host dwellings and neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

The information submitted in pursuance to condition 4 is as follows:

- Document entitled 'Uw Report_2500case_LargeFrame by deceuninck;
- E-mail from agent dated 15/11/2022.

The e-mail from the agent confirms that all bathroom windows will be fitted with Pilkington level 3 obscure glazing. This is therefore considered sufficient information to discharge condition 4.

Condition 5

Condition 5 is:

5. *The development shall not be occupied until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:*

- i) earthworks showing existing and proposed finished levels or contours;*
- ii) soft landscaping;*
- iii) means of enclosure and retaining structures;*
- iv) boundary treatments*
- v) pedestrian access and circulation areas;*
- vi) hard surfacing materials;*
- vii) the implementation program*

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme.

Reason *To protect and enhance the appearance and character of the site and locality, in accordance*

The information submitted in pursuance to condition 5 is as follows:

- Drawing no. RTOW 559/10-001 Rev. B – Existing Layout & Proposed Landscape Masterplan

The analysis is as follows:

i) earthworks showing existing and proposed finished levels or contours

The finished levels of the site are shown and appear to be acceptable and it is therefore considered sufficient information has been submitted in respect of 5 (i).

ii) soft landscaping

Full details are given and include:

- Existing semi mature oak tree at the bottom of the rear garden to be retained and protected;
- Existing mature hedge along the northern boundary to be retained;
- Various planting and herbaceous planting in the front garden (full details given on drawing) in the areas that are not to be hardsurfaced;
- Rear garden to be laid to lawn;

It is considered there is sufficient soft landscaping proposed, with full details of the particular shrubs and plants to be used and therefore it is considered sufficient information has been submitted in respect of 5 (ii).

iii) means of enclosure and retaining structures

The means of enclosure of the site would be the existing 1.8m high fencing around both sides and the rear boundaries. At the front part of both side elevation the existing 1.2m fencing is to be replaced stepping down with the gradient of the land.

Full details have been given of the basement retaining wall which appear to be acceptable.

It is considered sufficient information has been submitted in respect of condition (iii)

iv) boundary treatments

These have been discussed in the above section (iii) and are considered acceptable and sufficient for condition iv to be discharged.

v) pedestrian access and circulation areas;

Pedestrian access is shown to remain the same i.e. from Green Farm Lane and up the garden paths to each property. This is considered acceptable for discharge of condition (v).

vi) hard surfacing materials;

This is shown to be:

- Strip to the front part of the front garden to be permeable concrete block paving in colour 'Traditional Rustic';
- Car parking spaces in the front garden to be permeable concrete block paving in colour 'Pennant Grey/Charcoal';
- All other hard surfacing areas surrounding house to be 'Conservation Textured' flag paving with rounded edges in colour 'silver grey';
- External steps to be to be faced to match the building.

The hardsurfacing materials are considered to be acceptable and sufficient information is considered to have been submitted to discharge condition (vi).

vii) the implementation program

There is a detailed outline specification given on the procedure for all soft and hard landscaping and this is considered sufficient information to discharge condition vii.

Condition 6

6. *Details of soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate.*

Reason *To protect and enhance the appearance and character of the site and locality, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).*

The information submitted in pursuance to condition 6 is as follows:

- Drawing no. RTOW 559/10-001 Rev. B – Existing Layout & Proposed Landscape Masterplan

As discussed above in the section on condition 5 (ii) above, full details have been given of the proposed soft landscaping and this includes full planting plan, written specification, schedule of all plant and shrub species and numbers. It is therefore considered sufficient information has been submitted to discharge condition 6.

Conclusion

It is considered sufficient information has been submitted to discharge condition nos. 4, 5 & 6.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	15th November 2022	Dated:	16 November 2022

Gravesham Borough Council