



planning.general@gravesham.gov.uk / 01474 33 73 91
 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	20
Suffix	
Property Name	
Address Line 1	Spring Grove
Address Line 2	
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA12 1LL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
564974	173007

Description

Applicant Details

Name/Company

Title

Mr

First name

Herdev

Surname

Kandola

Company Name

Address

Address line 1

20 Spring Grove

Address line 2

Address line 3

Town/City

Gravesend

County

Kent

Country

Postcode

DA12 1LL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

The decision is described as:

The appeal is allowed and planning permission is granted for the change of the front garden into a raised vehicle hardstanding area with dropped kerb and vehicular crossover at 20 Spring Grove, Gravesend, Kent DA12 1LL in accordance with the terms of the application reference 20231280.

Reference number

Appeal Ref: APP/K2230/D/24/3342187
20 Spring Grove, Gravesend, Kent DA12 1LL

Date of decision (date must be pre-application submission)

01/07/2024

Please state the condition number(s) to which this application relates

Condition number(s)

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: P2 - Proposed Site Plan, P3 - Existing and Proposed Elevations, P4 - Existing and Proposed Section AA, P5 - Visibility Splay Block Plan, P6 - Existing/Proposed Block Plans, P7 - Site Location Map.
- 3) No development shall commence until details/samples of the materials to be used in the construction of the external surface of the hardstanding hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples and retained thereafter.
- 4) No development shall commence until there shall have been submitted to and approved in writing by the LPA a scheme of hard and soft landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- 5) The vehicular access hereby permitted shall not be brought into use until a vehicular crossover (dropped kerb) has been constructed in accordance with the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted and thereafter maintained.
- 6) Before the access hereby permitted is first brought into use 2.0m by 2.0m pedestrian visibility splays shall be provided at the back edge of the footway on either side of the vehicular access and thereafter no boundary wall, fence or other means of enclosure or obstruction exceeding 600mm in height shall be erected or placed within the visibility splays.
- 7) No gates shall be installed across the vehicular access hereby permitted at any time.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Dropped Kerb:

- Material Type:
 - Tarmac surface for the pavement
 - As stated in the "Specification for the Construction of a Light Vehicle Crossing Over a Footway or Verge," the kerbs will be precast concrete (granite aggregate). This includes 125mm x 150mm bull nose kerbs type BN, 255mm x 150mm left- and right-hand taper kerbs type DL1 and DR1, and occasionally 125mm x 255mm half-batter kerbs type HB2. The new 4 drops and 2 tapers will be designed accordingly.
- Colour/Finish: The colour will match the existing colour of the pavement

Parking Area in the Front Garden:

- Material Type: Grass Crate - GrassPark - Permeable Driveway Paving Grid Size (600 x 400 x 100 mm) and Round Smooth White Edging Stone (600 x 150 x 50mm) around the new small green area and gravel area on the driveway.
- Colour/Finish: Concrete Blocks with grass between them, and white edging stone

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

On 15/10/2024 we received a refusal for the planning application on these grounds:

1. The submitted details of the block paving does not resemble grasscrete or similar which was suggested by the Planning Inspector to compensate for the loss of the grassed area and low-level shrubs and therefore conflicts with the objectives of Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and section 12 of the National Planning Policy Framework (NPPF), 2023.
2. No detailed information regarding proposed planting has been submitted with the application to discharge condition 4 of APP/K2230/D/24/3342187 and therefore the application conflicts with Policy CS12 of the Gravesham Local Plan Core Strategy, September 2014.

Condition 5 of APP/K2230/D/24/3342187 requires written approval from the Highways Authority that the vehicular crossover has been constructed in accordance with the Highway Authority's specification and therefore this condition cannot be discharged and conflicts with Policy CS11 of Gravesham Local Plan Core Strategy, September 2014.

We have reviewed the delegated officer's report and updated the new application accordingly.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Amir Arsalan Tahouni

Date

04/11/2024