

Delegated Report

Approval of Conditions Application

Application No: 20220994

Location: 43 Nursery Grove, Gravesend, Kent, DA11 7BB

Description: Application for the approval of conditions 3 attached to planning application reference number 20211491 allowed on appeal under reference number APP/K2230/D/22/3295979 relating to a scheme of hard and soft landscaping

Applicant: Mr Oketunji

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 08/09/2022;
Supplementary Information - Schedule of Proposed Materials
Drawing no. 01A - Vehicular Access Block Plans as Existing and Proposed.

~~Drawing no. 01 - Vehicular Access Block Plans as Existing and Proposed - SUPERSEDED.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20211491	Creation of a vehicle access, hardstanding and extended vehicle crossover.	REFUSED	25.01.2022
AP 2022/00022/ REF		ALLOWED	05.09.2022
20060337	Details relating to the siting, design, external appearance and landscaping for phase 1 of the development.	APPROVAL OF DETAILS	07.08.2007
20040814	Outline application for residential development for up to 210 residential units and for community uses including nursery, open space with changing facilities and car parking; alterations to existing access to Singlewell Road between numbers 306 and 322 Singlewell Road; use of vehicular access from Cedar Avenue to provide access to recreational facilities.	PERMITTED	01.08.2005

Officer's Analysis

This is an application for the approval of condition 3 attached to the allowed appeal reference AP2022/00022/REF relating to details of hard and soft landscaping.

Condition 3 states the following:

3. No development above slab level 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.

The condition was attached to ensure that the proposed materials for the driveway and the soft landscaping is acceptable. The proposed hardstanding will be paved using 'Marshalls Standard Concrete Block' with a permeable sub-base, which is considered acceptable. The proposal will retain a strip of landscaping on the western edge of the frontage, which will be a laurel hedge. Although it is a small and token strip, it is considered acceptable on balance and will contribute to biodiversity and the quality of the street scene.

Overall the details provided relating to the hard and soft landscaping are considered acceptable, and the condition can be approved.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to hard and soft landscaping. As such it is considered that sufficient information has been submitted in order for condition 3 to be discharged.

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28 th October 2022	Dated:	01 November 2022