



Delegated Report

Approval of Details Application

Planning Application No: 20260111

Location: The Red House Wrangling Lane Luddesdown Gravesend

Description: Application for the approval of condition 2 (External Surface Materials) and condition 3 (Biodiversity Enhancement) attached to planning reference number 20240236 and appeal reference APP/K2230/D/25/3373993.

Applicant: Mr Andy Wilson

Submitted Documents/Plans

Application Form
Smart Visofold Bifold Brochure
Schedule Of External Materials
26-363-DC-BEP-01-XX-XX-R1 - Biodiversity Enhancement Plan – Prepared by DC Development Consultants – Dated January 2026
Sandtex Pure Brilliant White Brochure
Liniar 70mm Casement Window Brochure
Traditional Brick and Stone Audley Antique Brochure
Redland Breckland Brown Plain Tile Brochure
Redland 49 Tile Brochure

Relevant Planning / Appeal History

Reference	Description	Decision	Decision Date
20240236	Erection of first floor extension to bungalow with pitch roof dormers to front, two storey front porch extension and single storey rear and side extensions with alterations to fenestration.	Application Refused	17.07.2025
		Allowed on Appeal	03.12.2025

Consultees

KCC Ecology

A biodiversity enhancement plan has been provided and this notes installation of suitably placed bird and bat boxes, insect hotel and log piles. We have sufficient information to discharge this condition.

Officer Analysis

This application seeks approval of details submitted for condition 2 (External Surface Materials) and condition 3 (Biodiversity Enhancement) attached to planning reference number 20240236 and appeal reference APP/K2230/D/25/3373993. The wording of the conditions read as follows:

Condition 2 (External Surface Materials)

2. *Within 3 months of the date of this decision, details of the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be submitted to the local planning authority for approval. The development shall be carried out in accordance with the approved details.*

The following information has been submitted to discharge condition 2;

- *Smart Visofold Bifold Brochure*
- *Schedule Of External Materials*
- *Sandtex Pure Brilliant White Brochure*
- *Liniair 70mm Casement Window Brochure*
- *Traditional Brick and Stone Audley Antique Brochure*
- *Redland Breckland Brown Plain Tile Brochure*
- *Redland 49 Tile Brochure*

The applicant has submitted a schedule of materials and samples of the materials to be used. The roof would be covered in a brown interlocking tile, the first floor would be covered in a similarly coloured brown tile. At ground floor level the property would be finished in render and painted white, the applicant has proposed timber effect uPVC windows and black timber effect aluminium bi folding doors. The orangery would be constructed from a red antique style brick. The proposed roof tiles and first floor cladding would be in keeping with the materials used in the original building, whilst the white painted render would also match the existing finish of the building. Whilst it is noted that the buildings existing windows are white uPVC, the proposed black uPVC windows are considered to be acceptable as it is intended for the property to have a contemporary appearance. Furthermore, it is noted that the character of properties along Wrangling Lane is varied. It is therefore considered that the external materials proposed are acceptable.

Condition 3 (Biodiversity Enhancement)

3. *Within 3 months of the date of this decision, details of how the development will enhance biodiversity will be submitted to the Local Planning Authority for approval. The approved details will be implemented and thereafter retained.*

The following information has been submitted to discharge condition 3;

- *26-363-DC-BEP-01-XX-XX-R1 - Biodiversity Enhancement Plan – Prepared by DC Development Consultants – Dated January 2026*

The applicant has submitted a biodiversity enhancement plan in support of the application, the plan states that a bird box, a bat box, an insect hotel and log piles will be provided within the site. The submitted Biodiversity Enhancement Plan has been reviewed by KCC Ecology who have confirmed that the proposed enhancements are acceptable. It is considered that the proposals are sufficient for the condition to be discharged.

Recommendation

Approval of details for condition 2 (external surface materials) and condition 3 (biodiversity enhancement) of 20240236 which was allowed in appeal.

Case Officer:	Adeoye Lawal	Team Leader:	Faye Walsh
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Signed:	<i>Ade Lawal</i>	Signed:	<i>Jusab</i>
Dated:	23rd March 2026	Dated:	25 March 2026