

Delegated Report

Approval of Details Application

Planning Application No: 20240741

Location: 96 St Hildas Way Gravesend Kent DA12 4AY

Description: Application for the approval of conditions 2, 4 and 5 attached to planning permission reference number 20240184 relating to details of (2) Surface water runoff from the driveway, (4) Soft landscaping scheme and (5) vehicular crossover details.

Applicant: Ms Esther Olaniyi

Submitted Documents/Plans

Planning Application Form;
Drawing No. 04 – Proposed Drawings;
Details of Conditions Sheet; and
KCC Highways and Transportation Vehicle Crossover Approval Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240184	Retrospective application for the creation of a vehicular access and driveway to the front of the property.	Permission	10.05.2024

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Officer's Analysis

Condition 2

2. *Within 2 months from the date of this permission, details of measures to ensure that surface water runoff from the driveway is intercepted within the site shall be submitted to and approved in writing to the Local Planning Authority. The drainage works shall be undertaken within 3 months from and in accordance with the approved details and shall thereafter be maintained in that form.*

Reason: *To provide satisfactory drainage for the development and in order to mitigate surface water runoff which would contribute to the risk of surface water flooding during times of heavy rain in accordance with Policy C18: Climate Change, of the Gravesham Local Plan Core Strategy (September 2014).*

The following information has been submitted to discharge condition 2:

- Planning Application Form;
- Drawing No. 04 – Proposed Drawings; and
- Details of Conditions Sheet.

The submitted Details of Conditions Sheet confirms that a drainage channel was scheduled to be installed on 30th August 2024 by Drivestylers, who are the company that installed the driveway, as shown on the submitted plans.

Subject to this work has been undertaken, there are no objections and Condition 2 can be discharged.

Condition 4

4. *Within 2 months of the date of this permission, a scheme detailing the proposed soft landscaping for the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be implemented within the first planting season following the vehicular access first being brought into use. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use, shall be replaced with a species of a similar size and species during the next available planting season.*

Reason: *In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity in accordance with Policies CS12: Green Infrastructure and CS19: Development and Design Principles, of the Gravesham Local Plan Core Strategy (September 2014).*

The following information has been submitted to discharge condition 4:

- Planning Application Form;
- Drawing No. 04 – Proposed Drawings; and

- Details of Conditions Sheet.

The submitted Details of Condition Sheet states that 2no. raised planters will be installed to the south of the driveway and by the window and 2no. planted baskets by the front door, together with a list of evergreens to be planted.

Subject to the works being carried out within the first planting season and maintained/replaced within five years, as detailed within the remainder of Condition 4, there are no objections and Condition 4 can be discharged.

Condition 5

5. *Within 3 months from the date of this permission, a vehicular crossover (dropped kerb) must be 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.*

Reason: *In the interests of highway safety and pursuant to Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).*

The following information has been submitted to discharge condition 5:

- Planning Application Form;
- Drawing No. 04 – Proposed Drawings;
- Details of Conditions Sheet; and
- KCC Highways and Transportation Vehicle Crossover Approval Letter.

The submitted Details of Condition Sheet includes information relating to the construction of the dropped kerb, together with the KCC Vehicle Crossover Approval Letter. This is sufficient to discharge condition 5.

Conclusion & Recommendation

The submitted details have addressed the requirements of Conditions 2, 4 and 5 of Decision Notice 20240184 and can therefore be discharged and no further information or clarification is required.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	A Cue	Signed:	R Hart
Dated:	3 rd October 2024	Dated:	4 th October 2024