



Delegated Report

Discharge of conditions application

Planning Application No: 20260185

Location: 77A Windsor Road Gravesend Kent DA12 5BW

Description: Application for the approval of condition 3 (External Facing Materials), condition 7 (Soft Landscaping Proposal), condition 8 (Hard Surface Treatments and Screening by Walls/Fences) and condition 10 (Refuse Arrangements) attached to planning reference number 20231183.

Applicant: Mr Abdul Ahad

Submitted Documents/Plans

Application Form

7138 – 300 – External materials

7138 – 301 – Bin store and fence detail

7138 – 200 – Approved site plan

7138 – 201 – Floor and roof plans

7138 – 211 – Approved Elevations 2

7138 – 002 – Approved Site Location Plan

922 – Proposed Ground Floor Plan – Water Drawings

923 – Existing and Proposed Sections Water

CAS/2026/102 – Soft Landscaping Proposals – Prepared by Cantia Arboricultural Services
Pilkington Texture Glass Range

Relevant Planning History

Reference	Description	Decision	Decision Date
20231183	Erection of a new dwelling.	Permitted	08.02.2024

Officer's Analysis

Condition 3 (External Facing Materials)

Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) have been submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visually attractive development which preserves and enhances the character of the area in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 3;

Application Form;
7138 – 300 – External materials; and
7138 – 211 – Approved Elevations 2.

The applicant has provided a schedule of materials in support of the application. The building would have a red brick finish at ground level, the first floor would be clad in dark grey composite cladding, the windows would be dark Anthracite upvc. The property would have dark concrete roof tiles and black rainwater goods. It is noted that the proposed materials would match those used in the construction of the existing property at the site, the use of matching materials would ensure that the proposed dwelling harmonises well with the existing property. As such, the proposed external facing materials are considered to be acceptable, and this condition can be discharged.

Condition 7 (Soft Landscaping Proposal)

Prior to any part of the permitted dwelling being occupied or used, a scheme detailing the proposed soft landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 7;

Application Form; and
CAS/2026/102 – Soft Landscaping Proposals – Prepared by Cantia Arboricultural Services.

The submitted soft landscaping scheme proposes laying the rear garden of the property to lawn, there would be a total of five new trees provided across the site, to replace those removed to facilitate the development. It is considered that the submitted details are acceptable and this condition can be discharged.

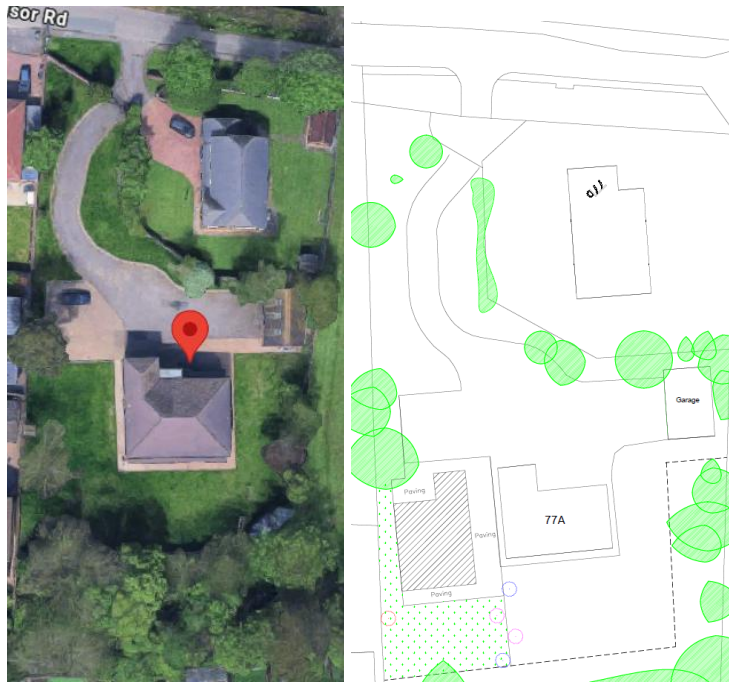
Condition 8 (Hard Surface Treatments and Screening by Walls/Fences)

Prior to above ground works, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority, and include the means for surfacing and drainage. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the boundary shall be retained and not subsequently altered.

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 8;

Application Form;
Drawing no.7138 – 301 – Bin store and fence detail; and
CAS/2026/102 – Soft Landscaping Proposals – Prepared by Cantia Arboricultural Services.



As the application site is occupied by an existing dwelling, part of the site is already covered by hardstanding. There is limited additional hardstanding proposed, as shown in the above extract from the submitted document CAS/2026/102 – Soft Landscaping Proposals – Prepared by Cantia Arboricultural Services. The only additional hard landscaping proposed would be paving to the front, rear and east of the proposed dwelling. The proposed areas of hardstanding would be limited, and would not harm the character of the site.

The applicant has proposed 1.8m tall slatted fence panels along the eastern boundary of the garden area. The proposed fencing would match the existing timber fencing within the application site. As such it is therefore considered that this condition can be discharged.

Condition 10 (Refuse Arrangements)

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 10;

Application Form; and
Drawing no.7138 – 301 – Bin store and fence detail.

There would be a timber bin store provided along the northern side elevation of the dwelling, there would be space for one refuse bin, one recycling bin and one food waste bin. The bins can be easily moved onto Windsor Road for collection along with the bins of the existing property at no.77a. It is therefore considered that this condition can be discharged.

Recommendation

Approval of details

Case Officer:	Adeoye Lawal	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17th April 2026	Dated:	17 April 2026

