



Delegated Report

Approval of Conditions Application

Planning Application No: 20260022

Location: Willow Platt Hermitage Road Higham Rochester

Description: Application for approval of condition 3, 5, 7 and 10 attached to planning permission reference number 20251022 relating to a comprehensive Code of Construction Practice, details and samples of all materials and finishes to be used in the external faces of the building, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means, and a scheme detailing the proposed soft landscaping.

Applicant: Mr & Mrs A Gill

Submitted Documents/Plans

Application Form

26 453 05B - Construction Site Plan - Proposed

24 453 03F - First Floor Plans and Foundations with East and South Elevations - Proposed

24 453 02J - Ground Floor Plan and Elevations with Block Plan - Proposed

24 453 01A - Floor Plans and Elevations -Existing

Facing Brick ET Clay Topaz and Stone Cill Materials

Rehau colour brochure

Construction Management Plan

Cassius Antique Slate Rooftile

Revised Cover Letter dated 09.04.26

Roof Membrane Details

Superseded Documents

~~24 453 02 - Ground Floor Plan and Elevations with Block Plan - Proposed~~

~~24 453 03 - First Floor Plans and Foundations with East and South Elevations - Proposed~~

~~26 453 05 - Construction Site Plan - Proposed~~

~~Facing Brick ET Clay Topaz~~

~~Cover Letter~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20251022	Application for variation of condition 2 attached to planning permission reference number 20250481 for demolition of bungalow and erection of a two storey self build dwelling on the site of the former bungalow (part retrospective); to allow front gable projection, porch, reduction to single storey rear projection with pyramid light above.	Permitted	19.12.25
20250481	Demolition of bungalow and erection of a two storey self build dwelling on the site of the former bungalow (part retrospective).	Permitted	15.07.25

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principle

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development onto the Highway Network
- C12 – Replacement Dwellings in the Countryside
- C13 – Extensions to Dwellings in the Countryside

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 13 – Protecting Green Belt Land

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Highways

Updated response received on 6th March 2026

Thank you for your further consultation in relation to the above planning application and for providing the requested plans, for the discharge of condition 3, Code of Construction Practice.

I can confirm the information provided is satisfactory and I have no objections to this condition being discharged.

As detailed in my previous response, any temporary traffic management measures (including signage and hoarding) and the necessary permits, would need to be discussed and agreed with our Streetworks Team, prior to any works commencing on site

Original response received on 22nd January 2026:

Thank you for your consultation in relation to the discharge of condition 3, Code of Construction Practice, for planning application 20251022. I have the following comments to make with respect to highway matters :-

I am pleased to note that a Construction Management Plan has been submitted, however, I would also request a drawing, to show the site layout during the construction phase, including details of the following;

- Designated parking areas for site operatives and construction vehicles
- Loading / unloading areas for delivery vehicles within the site
- Turning area within the site, to ensure all vehicles can exit the site in a forward gear
- Storage area for plant and materials
- Site hoarding
- Wheel washing facilities

No details have been provided for the routing of construction and delivery vehicles to and from the site and further details should be submitted.

Any temporary traffic management measures (including signage) and the necessary permits, would need to be discussed and agreed with our Streetworks Team, prior to any works commencing on site.

I would be grateful if you could forward any additional information and amended plans to me for further consideration

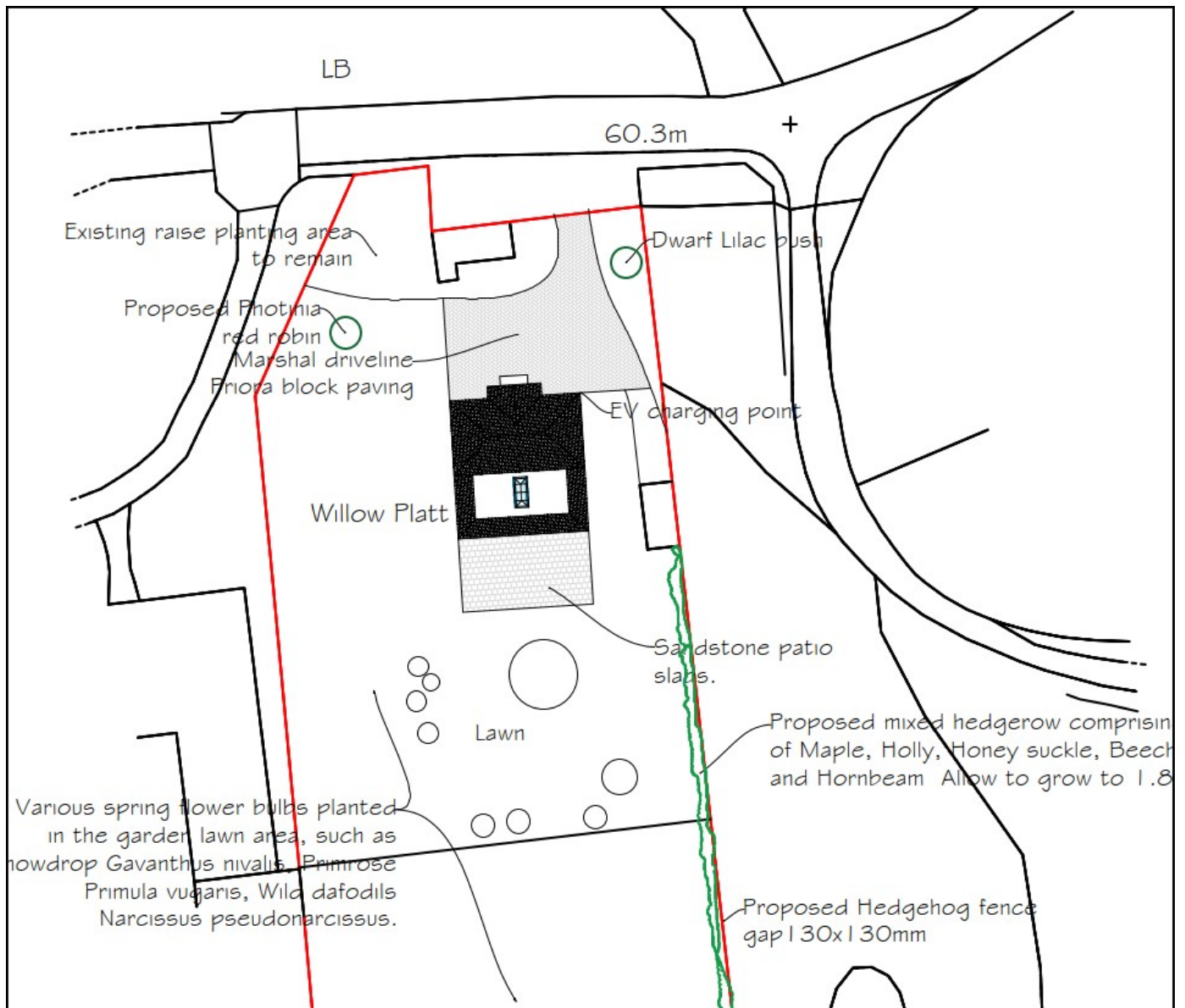
Officer's Analysis

Condition 3 states:

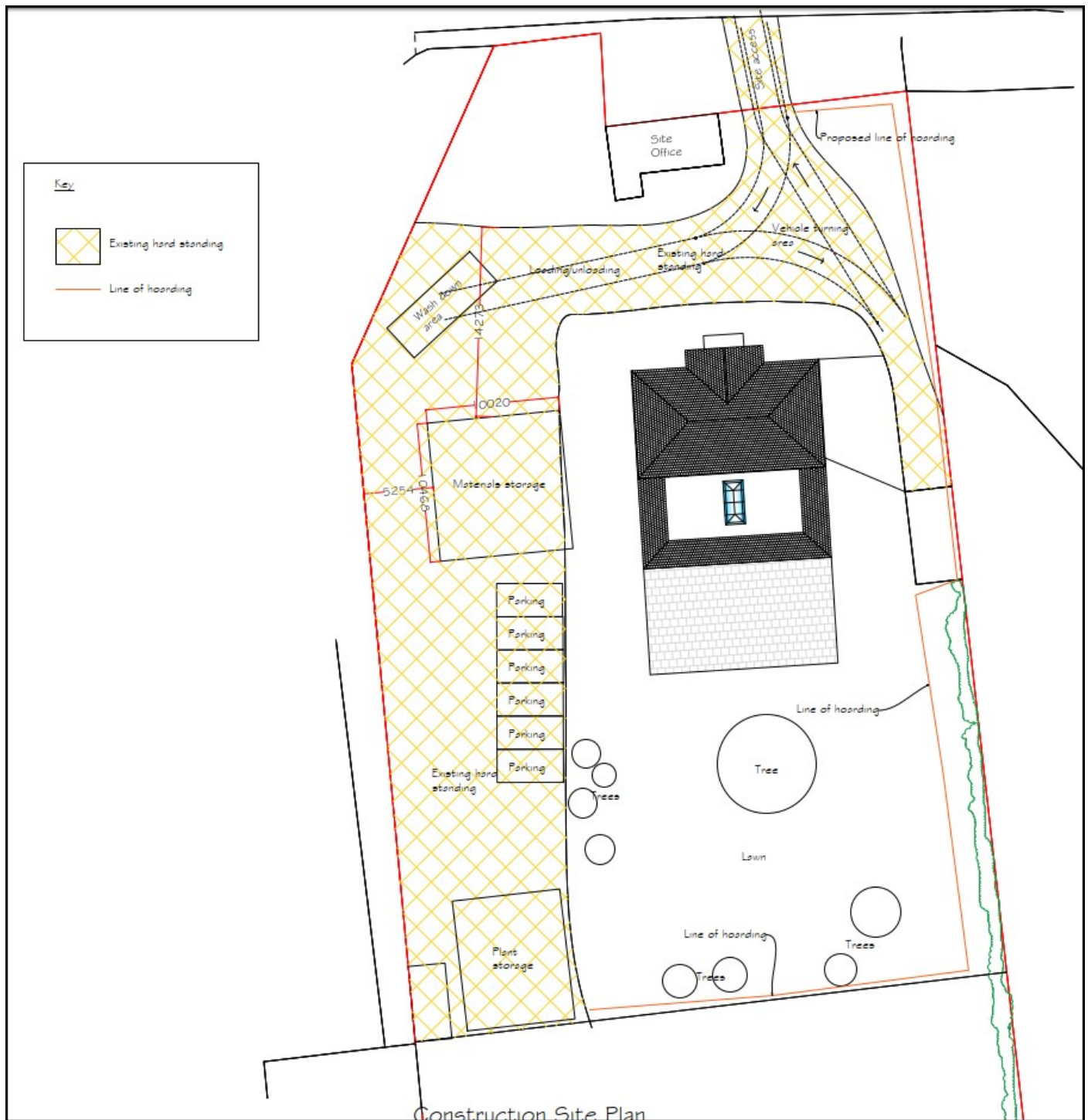
3. Prior to any site clearance or engineering operations, a comprehensive Code of Construction Practice covering all environmental impacts of this development is provided by the applicant and submitted for approval to the Local Planning Authority in consultation with the Local Highway Authority. The development hereby permitted shall be carried out in accordance with the approved Code of Construction Practice.

Reason: To ensure the free flow of traffic on the highway and to protect the amenity of local residents and businesses in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

KCC Highways have reviewed the documentation provided. Initially they requested further information in the form of a Construction Site Plan. As requested the planning agent provided the requested document and updated comments from KCC Highways were provided, raising no objection to the discharge of condition 3.



Approved Site Plan





Aerial view from 2022



Image taken on 18th February 2026

Initially concern was raised with regard to the track shown to the side of the house as this does not have approval. The plans have been updated to confirm that this would be temporary during construction only. KCC Highways teams have found the details provided acceptable, in terms of highways matters, therefore, the details are considered acceptable as a temporary measure to discharge condition 3.

Condition 5 states:

5. *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 in accordance Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The updated cover letter provided confirms that the materials proposed are as follows:

Stone sills and front entrance – Buff colour stone
Facing bricks – Wienerberger Heritage Blend
Eaves and soffits – Black UPVC
Roof Tile – Sandtoft Cassius Antique Slate Clay Roof tile
Flat roof – Single ply membrane in lead grey
Roof Lantern – Black UPVC
Front Door – Composite coloured anthracite

Windows – Rehau midnight black foil covered upvc windows.
 Drive – Marshalls Driveline Piora Range paving blocks in charcoal.
 Patio – Universal paving budff riven sandstone slabs
 Rainwater goods – black plastic half round gutters and round downpipes.

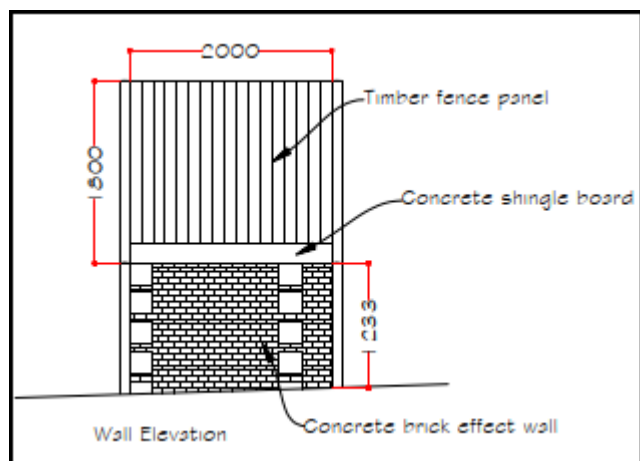
The proposed materials are considered to be of a reasonable quality. It is unfortunate the upvc windows would be used in this rural area. However, it is not a Listed Building nor is the site in a Conservation Area. As such, it is considered that the details are sufficient to discharge condition 5.

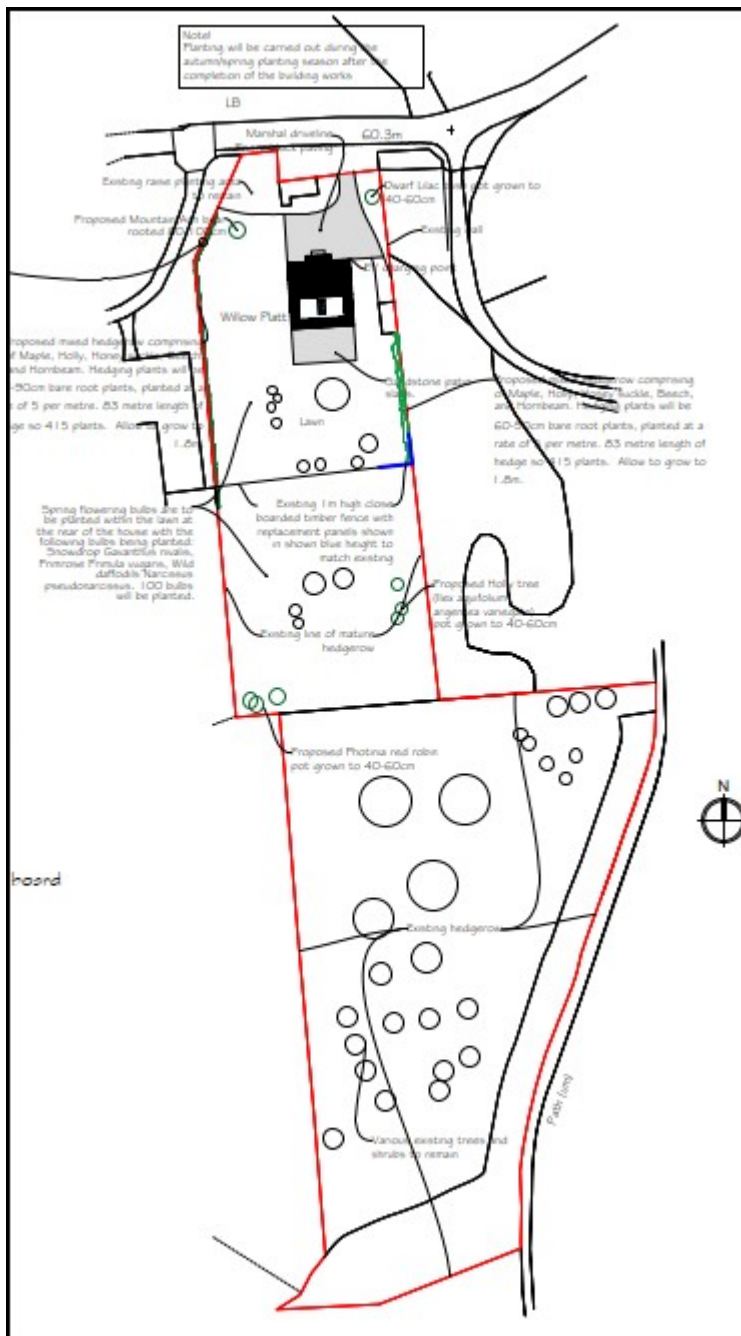
Condition 7 states:

7. 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. 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 of Gravesham Local Plan Core strategy (2014).

The cover letter confirms that the existing boundary walls and fences are to be retained on the north, south, east and west boundaries. Drawing 02G shows the additional walls and fences and the drive and patio area as approved. The Cover letter confirms that the existing boundary treatments include existing walls along the front and east boundary. A new hedge would be planted along part of the eastern boundary. A wall with close boarded fence has been erected along part of the west side boundary, the length from the front wall to the fence immediately behind the lawned area of garden. It is noted that the fence would have reduced height visibility from the neighbouring property given the disparate ground levels.





The proposed fencing would be fronted by a native hedgerow which would mitigate the impact of the height and appearance of the fence. The plans also now confirm the boundary treatment to the remaining borders would be as existing, unchanged. As such, the details are considered acceptable for condition 5.

Condition 10 states:

10. Prior to above ground works, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme detailing the proposed soft landscaping 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 carried out in full during the first available planting season following first occupation of the development. 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 To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Following discussion with the planning agent, the plans have been updated to show the mix of planting, of native species particularly to the boundary hedging. The mix and number of planting is appropriate for a site of this size. The boundary hedging to the west would also improve the appearance of the new fencing. The details are considered to be acceptable to discharge condition 10.

Condition 11 states:

11. A sensitive lighting scheme will be implemented as detailed within in the Proposed plans and elevations, Synergy, Oct 24, in accordance with guidance in Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night.

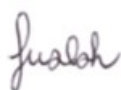
Reason: To minimise light spill and to protect adjacent habitats and wildlife from impacts from lighting in accordance with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Originally this condition was included for discharge. However, the planning agent confirmed that this could be removed from the description as it is a compliance condition, for which details are not required.

Conclusion & Recommendation

The recommendation is to discharge conditions 3, 5, 7 and 10 of decision notice 20251022.

(See draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	09 April 2026	Dated:	09 April 2026