



Delegated Report

Approval of Details

Planning Application No: 20230867

Location: 23 Elm Road Gravesend Kent DA12 5LE

Description: Application for the approval of condition 7 attached to planning permission 20201270 relating to a scheme detailing the proposed soft landscaping associated with the development.

Applicant: Mr Barry MacLennan

Site Visit Date: N/A

Submitted Documents/Plans

- Application form
- Drawing No: 03 (Proposed plans and details of softlandscaping)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20201270	Erection of an annex to the rear of the property, for use incidental to the main dwelling and a vehicular crossover and off road parking to the front.	Permitted	01.03.2021

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

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 Places

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No comments received.

Officer's Analysis

This application seeks to discharge condition 7 of application 20201270 which states:

Within three months of the development commencing, a scheme detailing the proposed soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;*
- (ii) a timetable for implementation; and*
- (iii) details of initial aftercare, long term maintenance and details for monitoring and remedial measures.*

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

The applicant has provided in writing confirmation that the soft land scaping will be completed by end of April 2024. With regards to initial aftercare, all new planting will be watered frequently to ensure it is established. Long term maintenance will be in line with the maintenance notes included with the garden design found in the annotation for each plant. Should anything die off this will be replaced like for like unless the soil type proves to be the cause of any plant dying then a suitable alternative will be sourced to put in its place.

The proposed soft/hard landscaping details provided on Drawing No. 03 – (Proposed plans and details of soft landscaping) and the email confirmation with the above information are considered to satisfy Condition 7 of 20201270.

There are no objections to the details submitted with this application and Condition 7 relating to planning consent 20201270 can be discharged.

Conclusion

No objections have been raised against the details submitted with this application.

Recommendation:

Discharge Condition 7

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
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Signed:		Signed:	<i>R Hart</i>
Dated:	26th October 2023	Dated:	27th September 2023