



Delegated Report

Approval of Details

Planning Application No:	20240164
Location:	18 Marks Square Northfleet Gravesend Kent
Description:	Application for the approval of conditions 5 and 7 attached to planning permission reference number 20220590 relating to full details of the new boundary treatments to the site including any retaining structures (5) and full details of soft landscaping within the garden area of the existing dwelling (7).
Applicant:	Mr Lewis Brown
Site Visit Date:	28 March 2024

Submitted Documents/Plans

Application form
Drawing no. 001 Rev. B (Boundary Treatment Plan)
Drawing no. 002 Rev. B (Boundary Treatment Elevation)
Drawing no. 003 Rev. B (Soft Landscaping Plan)

Superseded:
Drawing no. 001 Rev. A (Boundary Treatment Plan)
Drawing no. 002 Rev. A (Boundary Treatment Elevation)
Drawing no. 003 Rev. A (Soft Landscaping Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20231081	Application for the approval of conditions 5 and 7 attached to planning permission 20220590 relating to details of (5) New boundary treatments to the site including any remaining structures and (7) Soft landscaping.	Refused	15.12.2023
20230562	Application for the approval of condition 5 attached to planning permission 20220590 relating to the details of the new boundary treatments to the site including any remaining structures.	Withdrawn	14.06.2023
20230167	Application for approval of condition 5 attached to planning permission reference number 20220590 relating to full details of the new boundary treatments to the site including any retaining structures	Refused	13.04.2023
20220590	Erection of a two storey side extension.	Permitted	26.07.2022

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

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

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

- SPG2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 (June 2020)
- SPG 4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Front Driveway Design Guidance (2023)

Consultations, Publicity and Representations

GBC Highways Officer

This application requires very careful consideration as any boundary treatment installed at this dwelling affects the new build within the original garden for 18 Marks Square.



Do not scale from this image

The above is indicative of the visibility requirements for the new dwelling depending on vehicle speeds on Marks Square.



Do not scale from this image

The above is indicative of the visibility requirements for the original dwelling depending on vehicle speeds on Marks Square, should the patio be used as a parking space.

It is therefore suggested, whilst a low boundary wall is acceptable, ideally anything over 0.7 metres above carriageway should be restricted to behind the sight line requirements for 25 mph or 33 metres for both accesses.



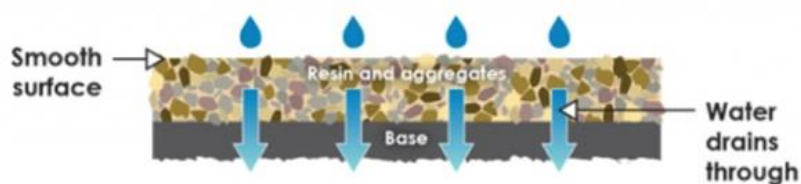
Do not scale from this image

Indicative suggested tall boundary line with anything in front restricted to ideally 700mm above footway level. This equates to a 33 metre sight line suitable for 25mph.

In relation to the resin bound patio, this can be porous but it depends on the construction method. The base must be porous;

Is a Resin Bound system SUDS compliant?

Yes, your Resin Bound surface will be SUDS compliant providing it is laid onto a porous base. This can be a special concrete or open textured Bitmac on top of a type 3 stone. Laying a resin bound system onto an impermeable base will not be SUDS compliant.



Resin bound aggregates include small gaps between each aggregate where water is able to infiltrate the ground beneath. A resin bound surface can handle 850 litres of water per square metre per minute.

<https://resinbondedaggregates.com/knowledge-centre/what-is-suds-compliance>.

GBC - Service Manager (Housing Operations)

No response received.

Analysis

Condition 5

Notwithstanding the details and annotations shown in the approved plans and particulars, full details of the new boundary treatments to the site including any retaining structures shall be submitted to and approved in writing by the Local Planning Authority within one month of the commencement of the development hereby permitted and the approved boundary treatment scheme shall then be fully implemented prior to the development hereby permitted being first occupied.

Reason: In the interests of visual amenity, the wider street scene and pursuant to Gravesham Local Plan Core Strategy Policies CS19: Development and Design Principles and the national planning guidance in Section 12: Achieving well-designed places of the National Planning Policy Framework (NPPF), 2021.

The details for condition 5 under the previous application 20231081 were refused due to a lack of detail about the specifics of the boundary treatments and the impact on highway safety in relation to visibility.

There remained some concerns with the originally submitted details under the current application, particularly from a highways perspective with regards to unsatisfactory visibility.

The latest revised details in drawing nos. 001 Rev. B and 002 Rev. B include a mixture of boundary treatments which include rendered walls of two different heights (0.7m and 2m), a 0.7m high brick retaining wall, and two heights of close boarded timber fences (1.8m and 2m). These details are satisfactory; the proposed materials are acceptable and the proposed re-siting of boundary treatment and variation in boundary heights will ensure that sightlines and visibility are maintained across the site frontage.

The submitted details are considered to be acceptable and condition 5 can be fully discharged.

Condition 7

Prior to the first occupation of the development hereby permitted and unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscaping within the garden area of the existing dwelling 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 the 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 type 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 and biodiversity and in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014), and Section 12: Achieving well-designed places and Section 15: Conserving and Enhancing the Natural Environment of the National Planning Policy Framework (NPPF), 2021.

Under the previous application 20231081 the landscaping details were refused as only sparse planting was proposed.

Revised drawing no. 003 Rev. B has been submitted to address this previous concern and includes the following information:

- A rear garden hedge consisting of alliums, purple loosestrife, lavender plants, fagus sylvatica and wildflower seed.
- A front garden hedge consisting of lavender plants and wildflower seeds.

The revised proposals include a reduction in the amount of hardstanding at the front with only a footpath and an increase in the amount of lawn and planting. The additional details submitted are now considered to be satisfactory and will improve visual amenity and biodiversity at the site, in line with the reason for

condition 7. This condition can therefore be fully discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20220590 for the erection of a two storey side extension. It is considered that conditions 5 and 7 can be discharged and there are no further details required.

(See draft Decision.)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	13 June 2024	Dated:	14th June 2024