



Delegated Report

Discharge of Conditions

Planning Application No: 20240109

Location: 18 Marks Square Northfleet Gravesend Kent

Description: Application for the approval of conditions 5, 6, 12, 13, 14, 15 and 16 attached to planning permission reference number 20220175 relating to External Materials, Boundary Treatments, Cycle Storage, Electric Charging Point, Soft Landscaping, Ecological Enhancement and Refuse Storage.

Applicant: Mr Lewis Brown

Site Visit Date: 28 March 2024

Submitted Documents/Plans

Application form

Schedule of details for condition 5 Rev. C

Drawing no. 211001-C 001 Rev. B (Boundary Treatment Plan)

Drawing no. 211001-C 002 Rev. B (Boundary Treatment Elevation)

Drawing no. 211001-C 003 Rev. B (Cycle Storage)

Drawing no. 20220590 005 Rev. B (Soft Landscaping Plan)

Drawing 211001-C 006 Rev. B (Refuse Storage)

Drawing no. 211001-C 006 Rev. A (Location of electric vehicle charging point)

Ecological Enhancement Statement

Superseded Documents/Plans

~~Drawing no. 001 Rev. A Boundary treatment layout~~

~~Drawing no. 002 Rev. A Proposed street scene and boundary treatment information~~

~~Drawing no. 003 Rev. A Proposed cycle storage layout~~

~~Drawing no. 004 Rev. A Proposed soft landscaping~~

~~Drawing no. 005 Rev. A Proposed refuse storage layout~~

~~Schedule of details for condition 5~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20231180	Application for the approval of condition 15 attached to planning permission 20220175 relating to details of how the development will enhance biodiversity.	Withdrawn	17.01.2024
20231080	Application for the approval of conditions 5(i)(ii), 6, 14 and 16 attached to planning permission 20220175 relating to details of 5(i) External facing materials, 5(ii) Surface treatments and finishes to vehicle parking areas, pedestrian accesses, steps and stairs and all other	Refused	14.12.2023

	amenity areas, (6) Boundary treatments to both existing and new dwelling, (14) Soft landscaping and (16) Refuse storage for the new dwelling.		
20230403	Application for the approval of conditions (5) External Materials and Surface Treatments, (6) Boundary Treatment, (14) Soft Landscaping and (16) Refuse Storage attached to planning permission reference number 20220175.	Refused	14.06.2023
20230166	Application for approval of condition 5, 6, 14 and 16 attached to planning permission reference number 20220175 relating to external facing materials and finishes including brick and roof tiles of the proposed dwelling and surface treatments and finishes to the vehicle parking areas, pedestrian accesses, steps and stairs and other amenity areas, full details of the new boundary treatments to the site for both the existing dwelling and new dwelling as hereby permitted including any retaining structures, full details of soft landscaping and full details of the refuse storage areas	Refused	13.04.2023
20220175	<u>REVISED DESCRIPTION</u> Erection of a two-bed detached two-storey house within the curtilage of 18 Marks Square with associated amenity space and formation of vehicle access and one parking space at front.	Permitted	30.05.2022

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)
- SPG4 – KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Front Driveway Design Guidance (2023)

Consultations, Publicity and Representations

GBC Highways Officer

As presented, I consider the application should be refused. The applicant states that standard Marshall's block paving will be used and not their permeable range. Given the sites limitations it is doubtful a soakaway can be installed as it will not be possible to achieve the 5 metre separation Building Regulations requires between the highway and a soakaway and the building and a soakaway. This therefore requires a bound porous paving to be used to the front of the property.

I would therefore recommend the applicant either demonstrates how the driveway will be suitably drained or the application is refused until a bound porous system is used, installed as directed by the manufacturer of the paving.

GBC Waste and Recycling Manager

I have reviewed this planning application and I am happy with the refuse storage arrangements.

KCC Biodiversity Officer

Condition 14 states; 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 for the development 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.

Condition 15 states: Within 3 months of works commencing details of how the development will enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. This will include clear ecological enhancement for breeding birds and bats and Gravesham Borough Council shall include provision of bat boxes, bird boxes and native planting. The approved details shall be implemented before the first occupation of the development and thereafter permanently retained and maintained.

The following comments are valid for both conditions.

The submitted information has detailed the following will be implemented within the site:

- 1 bird box
- 1 bat box
- Native species planting (including hedgerows and wild flower areas)
- Plants which benefit pollinators.

For the size of the proposal we are satisfied that those measures are appropriate. We are satisfied that both conditions can be discharged.

GBC - Service Manager (Housing Operations)

No response received.

Analysis

Condition 5

5. *Notwithstanding the details and annotations shown in the approved plans and particulars the following additional details shall be submitted for the approval of the Local Planning Authority within one month of the commencement of the development hereby permitted:*

- (i) External facing materials and finishes including brick and roof tiles of the proposed dwelling*
- (ii) Surface treatments and finishes to the vehicle parking areas, pedestrian accesses, steps and stairs and other amenity areas*

The development shall thereafter be carried out in full accordance with the approved details before the dwelling hereby permitted is 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 the National Planning Policy Framework (NPPF).*

The details for condition 5 under the previous application 20231080 were refused due to a lack of detail about the specifics of the materials and surface treatments.

Following numerous discussions with the Agent and Applicant, including a site meeting, a document entitled Condition 5 – External Facing Materials Rev. C has been submitted to cover the external facing materials.

The details include;

- Forterra Heather Facing Brick in Heather Red for external walls
- Marley Anglia Pantile Concrete Tiles in Old English Dark Red for roof tiles
- Marshalls Concrete Block Paving in Charcoal for driveway boarder
- Marshalls Brindle Concrete Block Paving in Red for centre of driveway
- Marshalls Natural Utility Paving Slab
- Weber Monocouche Render in Silver Pearl (Grey)
- Forest Garden Double Slatted Timber Fence Panel in Natural Wood for boundary fences

These details are considered satisfactory and condition 5 can be fully discharged.

Condition 6

6. *Notwithstanding the details and annotations shown in the approved plans and particulars, full details of the new boundary treatments to the site for both the existing dwelling and new dwelling as hereby permitted 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 the National Planning Policy Framework (NPPF).*

The submitted details for this condition include the following:

- Drawing no. 211001-C 001 Rev. B
- Drawing no. 211001-C 002 Rev. B

The details for condition 6 under the previous application 20231080 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. 211001-C 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 6 can be fully discharged.

Condition 12

12. *The development hereby permitted shall include the provision of cycle parking facilities to serve the dwelling unit in accordance with the adopted parking standards, details of which shall be first submitted to and approved in writing by the Local Planning Authority; the facilities shall be both secure and weatherproof, and shall be implemented and made available for such use before the first occupation of the development; thereafter the cycle parking facilities shall be permanently retained and maintained.*

Reason: *To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS18: Climate Change and Policy CS19: Development and Design Principles.*

Drawing no. 211001-C 003 Rev. B shows the details of the cycle store and its location within the rear garden of the new dwelling. The store is 1 metre deep by 1.7metres wide, and 1.3 metres tall at the highest point. It is located adjacent to the proposed refuse store.

The details are considered satisfactory and condition 12 can be discharged.

Condition 13

13. *The development hereby permitted shall include the provision of an active electric vehicle charging point for the front garden car parking space. The charging point should be able to accommodate a useable supply of 7kW, more under surge conditions; such provision shall be implemented prior to the first occupation of any part of the development hereby permitted and thereafter permanently retained and maintained.*

Reason: *To encourage the use of sustainable and more environmentally acceptable modes of transport, and in accordance with Gravesham Local Plan Core Strategy Policy CS11: Transport, Policy CS18: Climate Change and Policy CS19: Development and Design Principles.*

Details of the Electric Charging Point are shown on drawing no. 211001-C 006 Rev. A. It is located on the front elevation of the property adjacent to the front door. It can accommodate a useable supply of 7kW as per the requirements of the condition.

These details are considered satisfactory and condition 13 can be discharged.

Condition 14

14. *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 for the development 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 in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014).*

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 at the site, in line with the reason for condition 14. This condition can therefore be fully discharged.

Condition 15

15. *Within 3 months of works commencing details of how the development will enhance biodiversity shall be submitted to and approved in writing by the Local Planning Authority. This will include clear ecological enhancement for breeding birds and bats and shall include provision of bat boxes, bird boxes and native planting. The approved details shall be implemented before the first occupation of the development and thereafter permanently retained and maintained.*

Reason: *In the interests of protecting wildlife and encouraging biodiversity and pursuant to the requirements of Gravesham Local Plan Core Strategy Policy CS12 (Green Infrastructure).*

The application was accompanied by an Ecological Enhancement statement. The proposal is to essentially to provide bat boxes, bird boxes and native planting to positively impact wildlife. Additional hedging will be planted to compensate for loss of habitat and improve biodiversity value, and provide additional places of rest or shelter for residential/migratory birds.

This statement has been reviewed by KCC Biodiversity who have confirmed that the proposed enhancements measures are satisfactory and condition 15 can be discharged.

Condition 16

16. *Notwithstanding the details and annotations shown in the approved plans full details of the refuse storage areas for the new dwelling as hereby permitted shall be submitted for the approval of the Local Planning Authority and the approved scheme shall then be fully*

implemented prior to the development hereby permitted being first occupied and shall thereafter be fully retained as such.

Reason: *In order to ensure that the proposed refuse storage arrangements comply with the Council's requirements in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).*

Drawing no. 211001-C 006 Rev. B has been submitted to address this condition and shows a bin store to be located in the rear garden adjacent to the cycle store. It is 0.8 x 1.35 metres wide, with a maximum height of 1.22 metres. The Council's Waste and Recycling Manager has confirmed that this store is satisfactory. Condition 16 can therefore be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied that the details submitted in relation to conditions 5, 6, 12, 13, 14, 15 and 16 of planning permission 20220175 are satisfactory and can be discharged accordingly.

(See draft Decision.)

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