



Delegated Report

Approval of Conditions Application

Application No:	20211267
Location:	The Warren, Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 OTT
Description:	Application for approval of conditions 3, 4, 5 and 6 attached to planning permission reference no. 20161135 relating to details of the (3) external facing materials, (4) hard landscaping scheme, (5) soft landscaping scheme and (6) waste provision.
Applicant:	Derek Hambly
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 10/10/2021;
Supplementary Information – Email from Applicant - render of concrete blocks (received - 05/12/2021);
Ordnance Survey Site Location Plan (scale - 1:1250);
Drawing no. 1007 - Rev.5 - Proposed & Existing Elevations;
Drawing no. 1016 - Rev.1 - Soft Landscape Plan;
Drawing no. 1017 - Rev.1 - Details of Proposed Hard Landscaping;
Drawing no. 1019 - Rev.0 - Window Schedule.

Relevant Planning History

Application No.	Description	Status	Decision
20210062	Application for approval of conditions 3, 4, 5 and 6 attached to planning permission reference no. 20161135 relating to details of the (3) external facing materials, (4) hard landscaping scheme, (5) soft landscaping scheme and (6) waste provision.	REFUSAL OF DETAILS	19.03.2021
20161135	Demolition of existing bungalow and replacement with a two bedroom bungalow.	PERMITTED	09.05.2017
20160077	Demolition of existing bungalow and replacement with chalet bungalow and garage.	REFUSED	31.03.2016
19560218	Erection of a chalet for week-end and holiday use.	PERMITTED	10.10.1956

Preliminary Matters

A previous application for the approval of conditions 3, 4, 5 and 6 attached to planning application reference 20161135 was refused in 2021 (ref. 20210062). The Local Planning Authority refused the application on the following ground:

1. *The Local Planning Authority is not satisfied with the details submitted and cannot discharge the conditions by virtue of insufficient information relating to the hard and soft landscaping schedules.*

Officer's Analysis

This is an application for the approval of conditions 3, 4, 5 and 6 attached to planning application reference 20161135 relating to the external facing materials, hard landscaping scheme, soft landscaping scheme and waste provisions.

Condition 3 states the following:

3. *Notwithstanding the details shown on the approved plans and application form before any above ground works, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.*

The external facing materials of the dwelling are:

	Materials
Walls	Facing Yellow Stock Brickwork
Roof Tiles	Marley Ashmore Old English (Dark Red)
Windows	White UPVc
Doors	White UPVc

There is no detailed schedule of materials submitted with this application, however these materials are considered to be appropriate.

Condition 4 states the following:

4. *Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans 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. This information shall include the means for surfacing, draining and demarcating the car parking spaces. 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 without permission in writing from the Local Planning Authority.*

The details of the hardstanding provided to support this application have significantly more detail than the previously refused scheme. The schedule of materials are as follows:

Materials	Location
Paving slabs	For pathways, patio and steps up to the property
Concrete	For parking area (with drainage channel)
Concrete blocks	For retaining walls around driveway and in rear garden

(RENDERED)	
Close boarded fencing	Along the boundary of the property

The concrete block retaining walls are not shown as rendered on the drawings submitted with the application. However, the applicant was contacted regarding this matter and confirmed by email that the blockwork will be rendered and painted, which significantly improves the appearance of the development.

Overall the details provided for the hard landscaping are considered acceptable and the condition can be approved.

Condition 5 states the following:

5. *Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans 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*

The details of the proposed soft landscaping have been submitted with this application. The soft landscaping details are:

Lawn	15% Perennial Ryegrass
	35% Strong Creeping Fescue
	10% Smooth Stalked Meadowgrass
	40% Hard Fescue
Bushes/Hedging	Euonymus Japonicus Bushes
	Buxus Sempervirens Buush
Trees	All existing trees will be retained

The plans detail the aftercare arrangements for the soft landscaping proposed. As such the landscaping plan is acceptable and can be approved.

Condition 6 states the following:

6. *Prior to the first occupation of the development hereby approved details of the proposed 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. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.*

The refuse storage will be below a set of stairs from the driveway up to the property. This will be screened from direct views and therefore is acceptable.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to the external facing materials, hard and soft landscaping as well as the refuse arrangements that will be used in the development. As such it is considered that sufficient information has been submitted in order for condition 3, 4, 5, and 6 to be discharged.

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	15 th December 2021	Dated:	15th December 2021