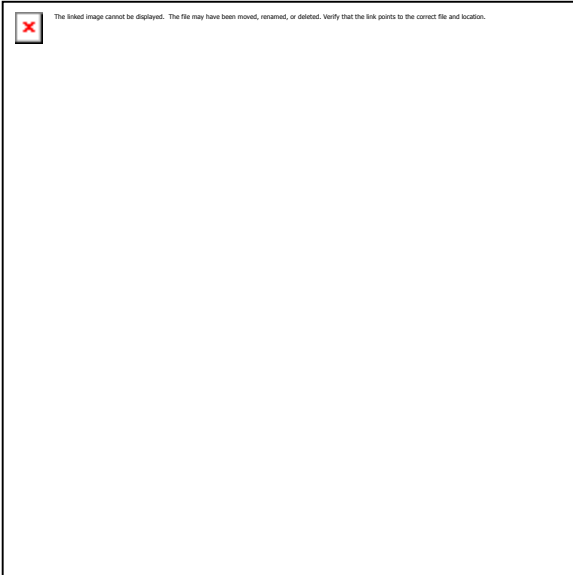




Delegated Report

Approval of Details

Application no: 20220885

Location: 15 Arcadia Road Istead Rise Gravesend Kent

Description: Application for approval of condition 3 attached to planning permission reference number 20220261 relating to details of ground works and external facing materials.

Applicant: Mr And Mrs East

Planning permission was granted for 'Demolition of existing dwelling and erection of new 4-bedroom dwelling including laying out of the front garden as hardstanding and extended vehicle crossover to create vehicular access.' Under ref 20220261. This was subject to a number of conditions. This application specifically seeks discharge of condition 3 of that approval.

Condition 3 is as follows:

'Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.'

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.'

The plans /Documents submitted with this application are:

- Application Form
- 03A - Block Plan as Existing and Proposed
- Schedule of Proposed Materials

The details proposed the following external materials to be used:

Roof: Marley Eternit Birkdale Fibre Cement Slates
Walls: Ibstock Grosvenor Autumn Flame Bricks
Window Surrounds: Cast Stone
Front Entrance Door: Composite Entrance Door
Windows and Rear Doors: Black Aluminium
Fascia and Rainwater Goods: Black uPVC
Front Hardstanding: Resin Bonded Gravel
Front and Side Path: Limestone Paving
Rear Patio: Porcelain paving tiles

Analysis

This approved dwellinghouse would be in an existing residential area. Policy CS19 requires that new development will *'conserve and enhance the character of the local built, historic and natural environment'*. As such consideration of the existing character of the area should be taken when considering whether the proposed materials would be appropriate. In this area, there is a mix of materials used on dwellinghouses with a greater influence of brickwork, render and concrete or clay roof tiles. Windows tend to be uPVC or timber framed. Front drives generally use either paved slabs or gravel.

The red brick walls would be reflective of several other dwellinghouses, along with the composite front entrance door and the gravelled and paved front garden and patio to the rear. Distinctly different would be the slate roof tiles and black aluminium windows and doors with cast stone surround. Although this would be different to the majority of buildings in the immediate surroundings, these materials are commonly used on residential buildings and appear to be of a good quality. It is also noteworthy that the variances in design, layout and appearance of buildings along this street adds to the visual interest, particularly given the road increment which creates its own variances in the height and appearance of the dwellinghouses. To use a varied material of a good quality would therefore contribute to a positive and varied character to this residential area. The materials proposed are acceptable and it is recommended that Condition 3 be discharged.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Ms Lisa Williams	Team Leader:	Faye Hobbs
Signed:		Signed:	
Dated:	22nd September 2022	Dated:	23 September 2022