



# Delegated Report

## Planning Application

**Planning Application No:** 20230308

**Location:** 33 St Davids Crescent Gravesend Kent DA12 4AS

**Description:** Application for the approval of conditions 2 attached to planning permission reference number 20221318 relating to details of the external facing materials of the outbuilding.

**Applicant:** Mr Ahmad Mowafak Alzaim

**Site Visit Date:** N/A - Previous Visit undertaken

### Submitted Documents/Plans

Application Form; and  
Supplementary Information – Materials Schedule.

### Relevant Planning History

| Reference | Description               | Decision  | Decision Date |
|-----------|---------------------------|-----------|---------------|
| 20221318  | Retention of outbuilding. | Permitted | 07.03.2023    |

### 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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

### Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021).

### **Consultations, Publicity and Representations**

None undertaken/received.

### **Officer's Analysis**

This is an application for approval of condition 2 attached to planning permission reference 20221318 relating to details of the external facing materials of the outbuilding.

### Condition 2 (External Materials)

*Notwithstanding the submitted plans and information on the application form within 30 days of the date of this consent details of the external facing materials of the outbuilding shall be submitted to and approved in writing by the Local Planning Authority. The approved development shall only be constructed in accordance with the details approved pursuant to this condition and shall be completed within 3 months of the discharge of the details submitted pursuant to this condition. For the avoidance of doubt this condition shall include details of render, roof, doors, windows and guttering.*

*Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).*

### The following information has been submitted to discharge Condition 2 (External Materials)

- Application Form; and
- Supplementary Information – Materials Schedule.

The supplementary information – materials schedule, provided as part of this application shows that the external facing materials of the development would be acceptable and appropriate for the outbuilding. It should be noted that the outbuilding needs to be constructed in accordance with these details as submitted and completed to a satisfactory standard within 3 months of the discharge of the details submitted pursuant to this condition. Overall, the external facing materials are considered acceptable and comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such, the Local Planning Authority approve condition 2.

### **Discharge Condition 2**

### **Recommendation**

Approval of condition 2

|                      |                                 |                     |                                       |
|----------------------|---------------------------------|---------------------|---------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin                 | <b>Team Leader:</b> | <b>Richard Hart</b>                   |
| <b>Signed:</b>       | L Hankin                        | <b>Signed:</b>      | <i>R Hart</i>                         |
| <b>Dated:</b>        | 25 <sup>th</sup> September 2023 | <b>Dated:</b>       | <b>25<sup>th</sup> September 2023</b> |