

Delegated Report

Householder Planning Application

Planning Application No: 20230830

Location: Long Acre, Pear Tree Lane, Shorne, Gravesend

Description: Application for the approval of condition 3 attached to planning permission reference number 20221239 relating to details of the external facing materials.

Applicant: Mr and Mrs King

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Covering letter dated 3 August 2023

Relevant Planning History

Reference	Description	Decision	Decision Date
20230325	Application for approval of conditions 4 and 5 (partial) attached to planning permission reference number 20221239 relating to details of the hard and soft landscaping.	Approval of details	24.05.2023
20230146	Application for approval of condition 5 (partial) and 6 attached to planning permission reference number 20221239 relating to a soft landscaping scheme (only including the location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability and details of those trees to be retained and those to be removed) and fencing for the protection of any retained tree	Approval of details	24.03.2023
20221239	Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.	Permitted	30.01.2023

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS19 – Development and 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 (2021)

- 12 – Achieving well-designed places
- 16 – Conserving and enhancing the built environment

Consultations, Publicity and Representations

Consultees

No consultations are required to be undertaken for this type of application.

Officer's Analysis

Condition 3 (external facing materials)

Condition 3 states 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 submitted covering letter sets out the details proposed under this condition.

Roof Tile: Terreal Eminence Plain Clay Tile (Staffordshire Blue)

Facing Brick: Selbourne Red Multi-stock Bricks

Stonework: Serene Stone Wetcast Stone: Colour Portland.

The materials match the details illustrated on the approved plans. The windows, as stated on the approved plans, are proposed to be white powder coated aluminium with stone cills and surrounds.





The submitted details are considered to be satisfactory in terms of the appearance and character of the site and locality in accordance with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20221239 for the demolition of the existing detached dwelling and the erection of a replacement dwelling and associated works. It is considered that condition 3 can be discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	27 September 2023	Dated:	28 September 2023