



Delegated Report

Condition Discharge Application

Planning Application No:	20240581
Location:	8 Warren View Shorne Gravesend Kent
Description:	Application for the approval of condition 3 and 4 attached to planning reference number 20240247 relating to a scheme detailing additional boundary treatment to the rear in the form of native tree/hedge planting and fencing shall be submitted (3) and details of the guarding for the patio and walkway shall be submitted (4).
Applicant:	Mr & Mrs Payne
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
Release of condition plan
Planting, fencing and railing details

Relevant Planning History

Reference	Description	Decision	Decision Date
20240247	Erection of a single storey side extension with associated alterations and creation of a raised patio in the rear garden.	Permitted	21.05.2024

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS12 – Green Infrastructure
- 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)

- 2 – Achieving sustainable development

- 12 – Achieving well-designed places
- 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

Consultees

Local Ward Councillors and Shorne Parish Council were consulted but they have not submitted any comments.

Officer's Analysis

Condition 3 (Additional boundary treatment)

Condition 3 states as follows:

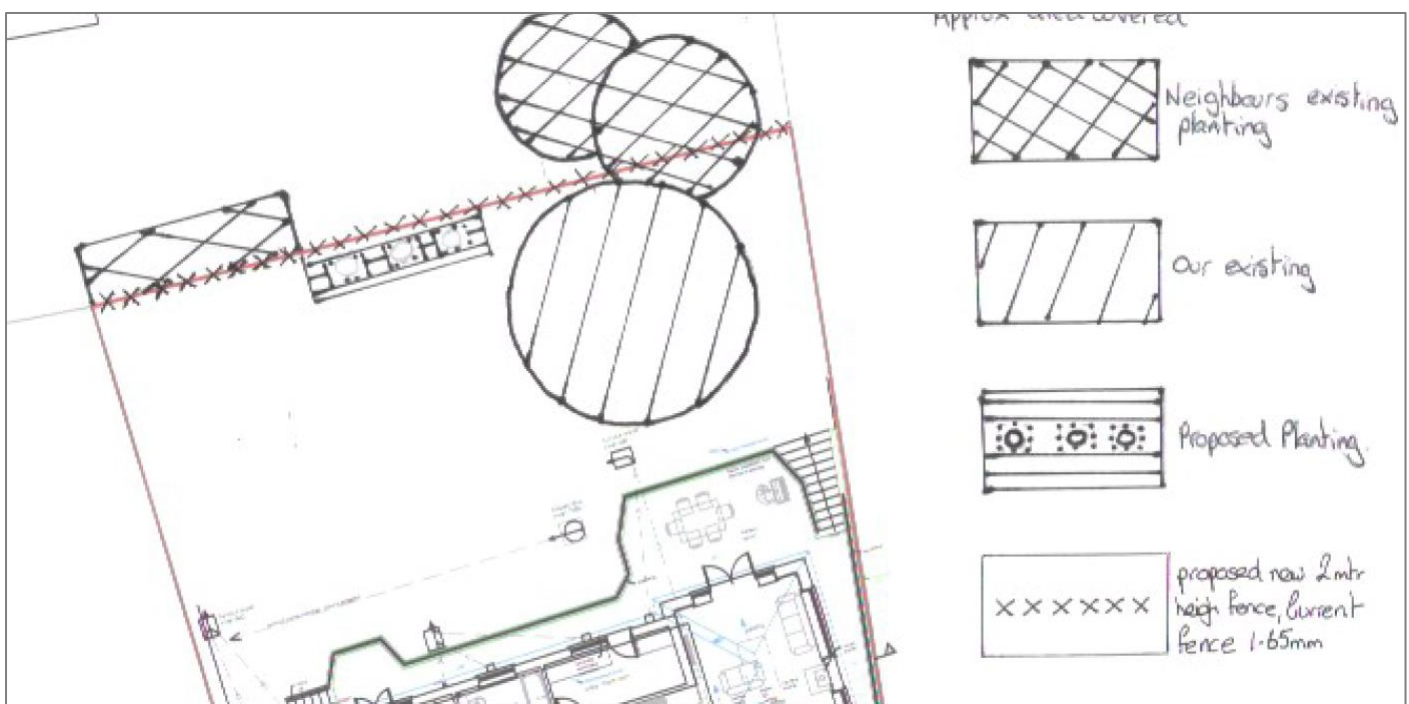
Prior to any above ground works, a scheme detailing additional boundary treatment to the rear in the form of native tree/hedge planting and fencing, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- (i) the type and species of planting to be carried out to include quantity and size; and*
- (ii) a timetable for implementation.*

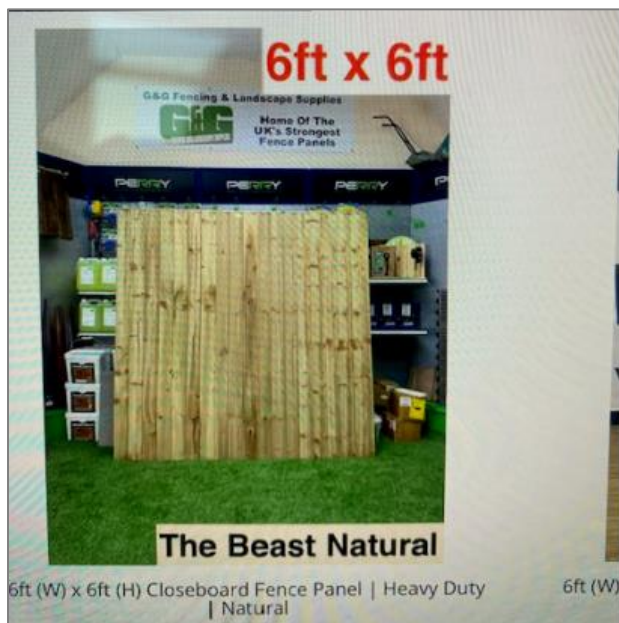
The approved details scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To safeguard neighbour amenity, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The details submitted under this condition include as follows:



- A new 2m high rear boundary fence (the existing fence is 1.65m high):



We will also be increasing the fence height to 2 metres, this will consist of 1828mm beast close board heavy duty fence panels with concrete posts, 300mm concrete gravel boards to give an average of 2metres over full length to allow for variations of ground levels.

- 3 Photinia Red Robin plants in 700mm high trellis planters to cover the 3m length of the boundary fence that currently has no planting.
- The existing tree will stay:



The existing tree will give a good deal of protection between the rear Swillers Lane property and the application property during the spring/summer months when the patio is most likely to be used, and the proposed boundary treatments will add to what is existing and will ensure that the majority of the rear boundary is additionally screened. Although not a native species, the proposed planting will also provide a wildlife benefit.

The submitted details are considered to be satisfactory in terms of the safeguarding of neighbour amenity in accordance with the reason for condition 3. The details are therefore considered to be acceptable and condition 3 can be discharged.

Condition 4 (Guarding)

Condition 4 states as follows:

Prior to any above ground works, details of the guarding for the patio and walkway shall be submitted to and approved in writing by the Local Planning Authority. The details shall be carried out as approved and maintained thereafter.

Reason: To safeguard neighbour amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The details submitted under this condition consist of a mild steel, black balustrade:



The balustrade would provide adequate protection for occupiers and some degree of screening. Together with the proposed boundary treatments, it is considered to be acceptable and condition 4 can be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20240247 for the erection of a single storey side extension with associated alterations and the creation of a raised patio in the rear garden. It is considered that conditions 3 and 4 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:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	7th August 2024	Dated:	7th August 2024