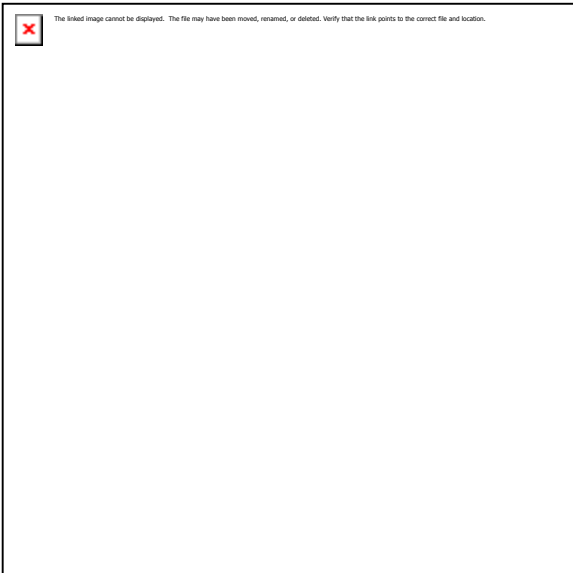




Delegated Report

Planning Application

Planning Application No: 20220307

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 18 attached to planning permission reference number 20190155 relating to details of the balcony types and details of wintergardens.

Applicant: Mr Jason Wild

Submitted Documents/Plans

Application form;
Covering letter;
Drawing No. VDR-BPTW-01-ZZ-DR-A-3712 Rev C02 – Steel Balcony Details;
Drawing No.VD_E01 – Wintergarden Details;
Drawing No.L(00)001 Rev A – Location Plan;
Drawing No.VD_P00 – Ground Floor Plan Wintergardens;
Drawing No.VD_P01 – First Floor Plan Wintergardens;
Drawing No.VD_P02 – 2nd Floor Plan Wintergardens;
Drawing No.VD_S01 – Section through 2 high wintergarden stack;
Drawing No.VD_S02 - Section through 3 high wintergarden stack;
Drawing No.31-20 – Ground floor detail 31-20;
Drawing No.31-21 – Intermediate floor details 31-21;
Drawing No.31-21 – Intermediate floor details 31-21 (duplicate Drawing No, but different plan);
Drawing No.31-22 – Top floor head detail (3 high stack) 31-23;
Drawing No.31-23 – Top floor head detail (3 high stack) 31-23;
Drawing No.31-75 – Verge detail 31-75;
Drawing No.451 – Head Bracket 451;
Drawing No.452 – cill bracket 452;
Drawing No.453 – C bracket 453;
Drawing No.701 – Element 701;
Drawing No.702 – Element 702;

Drawing No.703 – Element 703;
Drawing No.704 – Element 704; and
Drawing No.705 – Element 705.

Relevant Planning History

20190155 - Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats. - **Permitted 6.2.2020**

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 (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

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

Consultations, Publicity and Representations

Consultees

Not required

Officer's Analysis

Condition 18

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans details of the balcony for proposed flats shall be submitted to and approved in writing by the Local Planning Authority. The details of the balcony shall include information on how future occupiers will have sufficient privacy when using the balconies. The approved details shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

The following information has been submitted to discharge condition 18

Application form;

Covering letter;

Drawing No. VDR-BPTW-01-ZZ-DR-A-3712 Rev C02 – Steel Balcony Details;

Drawing No.VD_E01 – Wintergarden Details;

Drawing No.L(00)001 Rev A – Location Plan;

Drawing No.VD_P00 – Ground Floor Plan Wintergardens;

Drawing No.VD_P01 – First Floor Plan Wintergardens;

Drawing No.VD_P02 – 2nd Floor Plan Wintergardens;

Drawing No.VD_S01 – Section through 2 high wintergarden stack;

Drawing No.VD_S02 - Section through 3 high wintergarden stack;

Drawing No.31-20 – Ground floor detail 31-20;

Drawing No.31-21 – Intermediate floor details 31-21;

Drawing No.31-21 – Intermediate floor details 31-21 (duplicate Drawing No, but different plan);

Drawing No.31-22 – Top floor head detail (3 high stack) 31-23;

Drawing No.31-23 – Top floor head detail (3 high stack) 31-23;

Drawing No.31-75 – Verge detail 31-75;

Drawing No.451 – Head Bracket 451;

Drawing No.452 – cill bracket 452;

Drawing No.453 – C bracket 453;

Drawing No.701 – Element 701;

Drawing No.702 – Element 702;

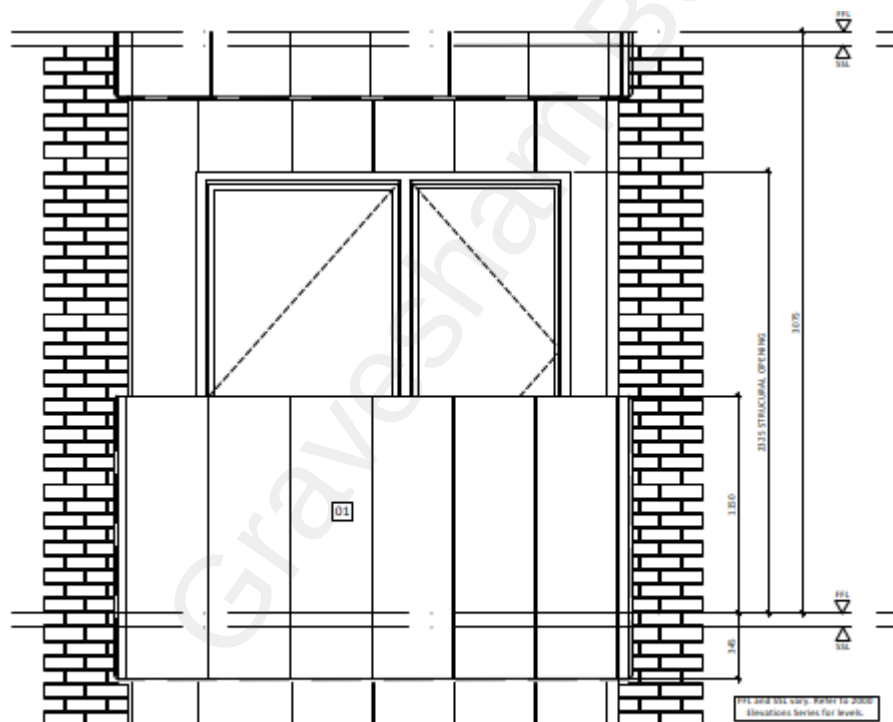
Drawing No.703 – Element 703;

Drawing No.704 – Element 704; and

Drawing No.705 – Element 705.

Balcony Details

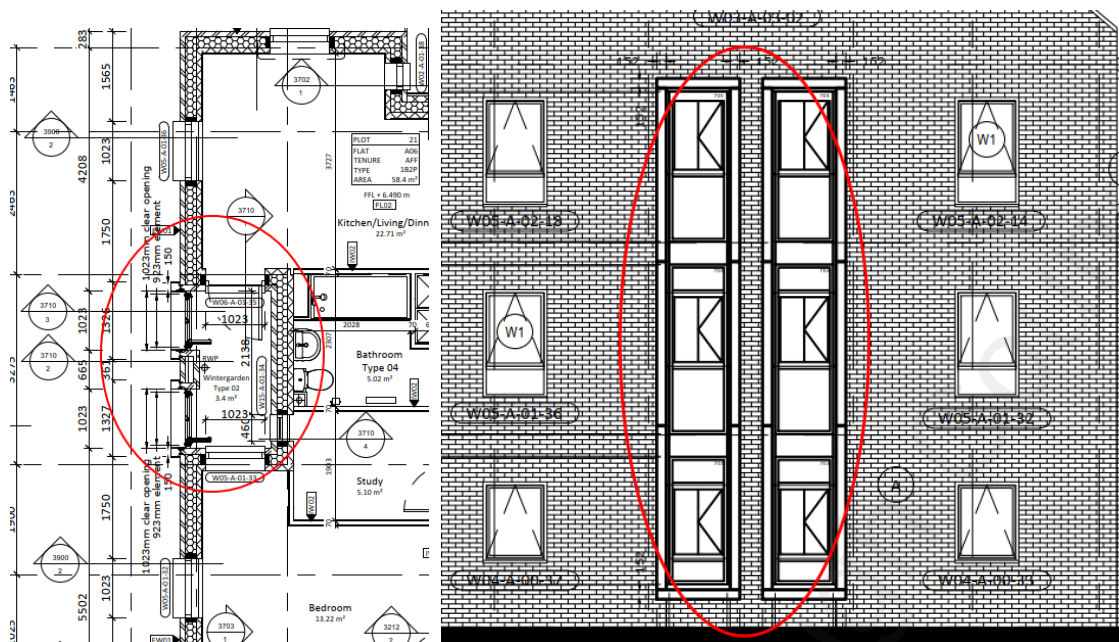
Drawing No. VDR-BPTW-01-ZZ-DR-A-3712 Rev C02 – (Steel Balcony Details) shows sufficient details of the balconies which will be a steel balcony with safety glass.



2 STEEL BALCONY ELEVATION A
SCALE 1:20

Wintergardens

Extensive plans have been submitted to show the details of the winter gardens including relevant cross sections, profile/section drawings. See extract below.



This is similar design approach to the St. Patricks garden development which was finished in April 2022 and contains winter gardens (see below photograph).



No further information is required to discharge condition 18 and there is no conflict with local or national planning policy.

Conclusion & Recommendation

Discharge condition 18.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	26th April 2022	Dated:	26 April 2022