



Delegated Report

Approval of Conditions Application

Application No: 20230093

Location: 19 Thong Lane, Gravesend, Kent, DA12 4LB

Description: ****REVISED DESCRIPTION****
Application for the approval of conditions 3, 5, 6 and 7 attached to planning permission reference number 20220936 relating to external facing materials, details of two vehicle parking spaces within the front garden, provision of one active electric vehicle charging point for the front garden car parking spaces and details of the provision of a cycle store within the application site which shall be both secure and weatherproof

Applicant: Mr Gurvir Hayer

Submitted Documents/Plans

- Application Form - dated 03/02/2023;
- Drawing no. PL01 - Site Location and Block Plans;
- Drawing no. PL02 - Existing Floor Plans;
- Drawing no. PL03 - Existing Roof Plan;
- Drawing no. PL04 - Existing Elevations;
- Drawing no. PL05 - Proposed Ground Floor Plan;
- Drawing no. PL06 - Proposed First Floor Plan;
- Drawing no. PL07 - Proposed Roof Plan;
- Drawing no. PL08 - Proposed Front Elevation;
- Drawing no. PL09 - Proposed Rear Elevation;
- Drawing no. PL10 - Proposed Side Elevations;
- Drawing no. PL11 - Proposed 3D Visualisation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220936	***REVISED DESCRIPTION*** Alterations and extension to roof with new part hips and with dormers to front and rear and conversion of the roof space for habitable rooms; demolition of existing attached garage and extension to lounge at the side and erection of a front porch.	PERMITTED	06.10.2022

Preliminary Matters

The application as originally submitted did not include condition 3 (external materials) in the description, which required full details to be submitted and approved by the Local Planning Authority within one month of work commencing. The applicant was contacted regarding this and agreed to a revised description to read as follows:

****REVISED DESCRIPTION****

Application for the approval of conditions 3, 5, 6 and 7 attached to planning permission reference number 20220936 relating to external facing materials, details of two vehicle parking spaces within the front garden, provision of one active electric vehicle charging point for the front garden car parking spaces and details of the provision of a cycle store within the application site which shall be both secure and weatherproof.

Officer's Analysis

This is an application for the approval of conditions 3, 5, 6 and 7 attached to planning permission reference 20220936 relating to

Condition 3 states the following:

3. *Notwithstanding the details shown in the application form and approved drawings, within one month of the commencement of the development full details, including samples where requested, of the external facing materials to be used in the development hereby permitted including the facing bricks, roof and hanging tiles shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is first brought into use.*

The condition was attached to ensure that the external appearance of the new dwellings is appropriate and are finished in high quality materials that complement the street scene. The external facing materials of the dwelling are:

	Materials		
Walls	Forterra LBC Heather 65mm Pressed		
Roof Tiles and Hanging Tiles	Marley Tile (concrete - smooth grey colour)		

There is no detailed schedule of materials submitted with this application, however the details submitted of the proposed materials are considered adequate. Overall, these materials are considered to be appropriate and the condition can be approved.

Condition 5 states the following:

5. *The development hereby permitted shall include the provision of a minimum of two vehicle parking spaces within the front garden, details of which shall be first submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is first brought into use; such approved parking spaces shall be used for and kept available for such use at all times and notwithstanding the provisions of Article 3, and Part 1 (Development within the curtilage of a dwellinghouse) of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to that Part in any statutory instrument replacing, revoking or re-enacting that Order, with or without modification, no development shall be*

carried out on the site in such a manner or in such a position as to preclude the use of or access to the reserved vehicle parking spaces. For the avoidance of doubt the parking spaces shall each be a minimum of 5m by 2.5m.

The entire frontage of the property would be hardstanding for use as a driveway, with a width of 15.7m and depth of 11m. This provides more than adequate space for vehicular parking in accordance with the condition and it can be approved.

Note - the applicant was contacted regarding the extent of the hardstanding and asked to consider introducing some planting and soft landscaping to soften the impact of the development. However, as there is no landscaping condition nor wording within Condition 5 or the delegated report relating to soft landscaping, this could not be enforced.

Condition 6 states the following:

- 6. The development hereby permitted shall include the provision of one active electric vehicle charging point for the front garden car parking spaces. The charging point should be able to accommodate a useable supply of 7kW, more under surge conditions; such provision shall be implemented prior to the first occupation of any part of the development hereby permitted and thereafter permanently retained and maintained.*

The condition was attached to ensure that electric vehicle charging points are provided for future occupiers of the dwelling to future proof the development.

The plans show that one vehicle charging point will be installed at the front of the property. The charging point will be an 'emitter EV charger wall box' for domestic properties and is considered sufficient to meet the requirements of condition 6. As such, the Local Planning Authority consider that the condition can be approved.

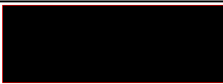
Condition 7 states the following:

- 7. The development hereby permitted shall include the provision of a cycle store within the application site which shall be both secure and weatherproof, details of which shall be submitted to and approved in writing by the Local Planning Authority and the approved facilities shall be implemented and made available for such use before the first occupation of the development; thereafter the cycle parking facilities shall be permanently retained and maintained.*

The plans demonstrate that a secure cycle store would be provided to the front of the property, with space for parking of two bicycles. This complies with condition 7 and the condition can be approved.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	11 th May 2023	Dated:	12 May 2023