Penfold Project Services

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1 GABRIEL GARDENS GRAVESEND
KENT, DA12 4QD

SCHEDULE TO ACCOMPANY APPLICATION FOR DISCHARGE OF CONDITIONS 3, 4, 5, 6 & 7 RELATING TO PLANNING APPLICATION REFERENCE: 20260222 - ERECTION OF A NEW TWO STOREY DWELLING ATTACHED TO EXISTING DWELLING WITH ASSOCIATED WORKS. ERECTION OF FRONT PORCH AND CREATION OF VEHICULAR CROSSOVER TO EXISTING DWELLING.

THIS SCHEDULE TO BE READ IN CONJUNCTION WITH DRAWING NO 211 – LANDSCAPING DETAILS TO WHICH ALL ITEM REFERENCES APPLY

CONDITION 3

Prior to the commencement of works above slab level, a scheme detailing the proposed hard and soft landscaping associated with the development 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 their quantity and size;*
(ii) *a timetable for implementation;*
(iii) *details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and*
(iv) *the materials for all areas of hardstanding.*

PROPOSALS

SOFT LANDSCAPING

Item 3
Portuguese Laurels (Prunus Lusitanaca) height approximately height 700mm @ 300-400mm spacing
To be planted September 2026

Item 5
Turfed lawn
To be laid September 2026

Item 6
Honeysuckle (Lonicera periclymenum) approximate height 700mm @ 300mm spacing
To be planted September 2026

MAINTENANCE SCHEDULE

SEASON	GRASS	PLANTING
AUTUMN	Seed patches Rake clean of leaves Apply Autumn feed	Apply fertiliser Rake / Remove fallen leaves. Re-apply mulch as needed (2-3”)
WINTER	No Action	No Action
SPRING	Application of lawn feed & moss control from beginning of April. Dress / re-seed patches. Bi-weekly cut	Water at intervals (frequency defendant on weather) to retain moisture in soil
SUMMER	Regular cuts	Water at intervals to keep soil moist

HARD LANDSCAPING

Item 2
Charcoal paving blocks to parking hardstanding to match existing at 1 Gabriel Gardens laid on permeable sub-base

Item 7
600 x 900mm ivory beige porcelain paving slabs to form patio in rear garden

The approved landscaping 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

CONDITION 4

Prior to the commencement of works above slab level, details of measures to reduce the adverse impacts of climate change (such as the provision of electric vehicle charging points and energy and water saving proposals) 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.

PROPOSALS

Installation of Electric Vehicle Charging Point to side of Entrance Porch (Item 4)

Installation of rainwater butts to rainwater waste pipes at rear of new dwelling

Installation of Combi boiler & radiators fitted with thermostatic controls all in accordance with SAP calculation recommendations

Installation of photovoltaic solar panels to rear (east) roof slope to provide minimum 4kWp power to supplement boiler

CONDITION 5

Prior to the commencement of works above slab level, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of biodiversity enhancements based on recommendations from the Preliminary Ecological Appraisal (KB Ecology, July 25). The approved plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

PROPOSALS

Item 10
Minimum 2no integrated swift bricks built into gable wall in locations indicated on drawing no 211

Item 12
Minimum 1no integrated bat box fixed to gable wall in locations indicated on drawing no 211

It should be noted that Condition 9 requires: -
Within twelve months of the first use of the development hereby permitted, photographic evidence of the implementation of the approved biodiversity enhancement measures as required by condition 5 (the BEP condition) shall be submitted to and approved, in writing, by the Local Planning Authority. The approved biodiversity enhancement measures shall thereafter be retained.

CONDITION 6

Prior to the first occupation of the development hereby permitted, details of the means for storing refuse for the new dwelling shall be submitted to and approved, in writing by the Local Planning Authority. The approved refuse storage facilities shall be provided before the development hereby permitted is first occupied and thereafter retained at all times.

PROPOSAL

Item 8
Timber slatted wheelie bin refuse store

CONDITION 7

Prior to the first occupation of the development hereby permitted, details of secure and weatherproof cycle storage for two cycles for the new dwelling shall be submitted to and approved, in writing, by the Local Planning Authority. The approved cycle storage shall be provided before the development hereby permitted is first occupied and thereafter retained at all times.

PROPOSAL

Item 9
1800mm x 2400mm timber shed