



Delegated Report

Approval of Details Application

Planning Application No: 20251003

Location: Rockley House, Wrotham Road. Culverstone, Gravesend, Kent DA13 0QN

Description: Application for the approval of conditions 2, 3, 4 and 5 attached to planning reference number 20250543, details of all replacement materials and finishes to be used in the external faces of the building (2), details of the refuse and recycling storage facilities (3), approved details of the cycle storage facilities (4) and details of any external lighting (5).

Applicant: Mr and Mrs Green

Submitted Documents/Plans

Application forms
External materials schedule
Drawing no. 7456 – PD1- 010 Rev E
Additional detail e mail of 21 October 2025

Relevant Planning History

Reference	Description	Decision	Decision Date
20250543	Application for variation of condition 2 attached to planning permission reference 20230700 for conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces to allow minor changes to the roof	Permitted	12/09/25
20230700	Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces	Permitted	21/02/24

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 First Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Officer's Analysis

This is an application for the approval of conditions 2, 3, 4 and 5 attached to planning permission 20250543 relating to the details of all replacement materials and finishes to be used in the external faces of the building (condition 2), details of the refuse and recycling storage facilities (condition 3), approved details of the cycle storage facilities (condition 4) and details of any external lighting (condition 5).

Condition 2 – Details of all replacement materials and finishes

2. *Prior to first occupation of the dwelling hereby permitted, details of all replacement materials and finishes to be used in the external faces of the building (weatherboarding, timber cladding, roofing materials) shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details*

Reason: To ensure a satisfactory visually attractive development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The proposed replacement materials and finishes to be used in development permitted are horizontal and vertical black timber cladding; plain roof tiles; block paving (Marshalls Drivesett Priora); black casement windows; and a black solid door with side lights.

The proposed materials are considered to be acceptable in terms of visual amenity. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approves condition 2.

Discharge condition 2

Condition 3 – Details of refuse and recycling storage facilities

3. *Prior to first occupation of the dwelling hereby permitted, details of the refuse and recycling storage facilities including plans and elevations shall be submitted to and approved in writing by the*

Local Planning Authority. These facilities shall be made available for use prior to first occupation of the dwelling hereby approved and retained for use by occupiers of the dwelling at all times thereafter.

Reason: In order to ensure the dwelling is served by sufficient refuse and recycling storage facilities in the interests of amenity and in order to protect the openness of the Green Belt in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 13 of the National Planning Policy Framework (2024).

The proposed refuse and recycling storage facilities are to comprise a black vertical timber clad three bay enclosure, adjacent to the eastern end of the converted barn.

The proposed details are considered to be acceptable in terms of visual amenity and openness and impact upon character. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 3.

Discharge condition 3

Condition 4 – Details of cycle storage

4. Prior to first occupation of the dwelling hereby approved, details of the cycle storage facilities including plans and elevations of a secure and weatherproof enclosure, shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the dwelling hereby approved and retained for use by site users at all times thereafter.

Reason: In order to encourage options for sustainable travel and in order to protect the openness of the Green Belt in accordance with Policies CS02, CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 2, 9, 12 and 13 of the National Planning Policy Framework (2024).

The proposed cycle storage facilities comprise a pitched- roof horizontal and vertical black timber clad shed, adjacent to the north- western corner of the site.

The proposed details are considered to be acceptable in terms of visual amenity and openness and impact upon character. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 13 of the National Planning Policy Framework (2024). As such, the Local Planning Authority approve condition 4.

Discharge condition 4

Condition 5 – Details of external lighting

5. Notwithstanding the details included in the approved plans, prior to first occupation of the dwelling hereby permitted details of any external lighting on the building including location, size, appearance and degree of illumination shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

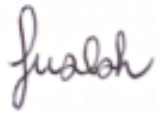
Reason: In the interests of visual and residential amenity and in order to protect the openness of the Green Belt in accordance with Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 13 of the National Planning Policy Framework (2024).

The proposed external black metal downlights with a 40 degree beam angle, one adjacent to the front door and one adjacent to the bin storage area of the property, are considered to be acceptable in terms of visual amenity and impact upon character. Therefore, the proposal is considered to comply with Policy CS19 of the Gravesham Local Plan Core Strategy (2014). As such, the Local Planning Authority approve condition 5.

Recommendation

Approval of conditions 2, 3, 4 and 5.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Tom Gabriel	Team Leader:	Mrs Faye Walsh
Signed:	TM Gabriel	Signed:	
Dated:	22 October 2025	Dated:	23 October 2025