



Delegated Report

Discharge of Conditions Application

Application No:	20250070
Location:	Distarti, Rhododendron Avenue, Meopham, Gravesend, Kent, DA13 OTT
Description:	Application for approval of condition 3,4,5 and 6 attached to planning permission reference number 20250081 relating to details of foul and surface water sewerage disposal (3), details of a lighting design plan for biodiversity (4), details of biodiversity enhancements (5) and details of external facing materials (6).
Applicant:	Mr Christopher Martin

Preliminary Matters

This approval of conditions application was submitted for the original application (ref. 20240001), but was submitted alongside a variation of condition application to allow a change to the new dwelling position.

Following the initial assessment of the new dwelling position, which was considered to be acceptable, the Local Planning Authority contacted the applicant and set out that the two application should be determined in order of variation first, and then conditions. It was agreed with the applicant that the approval of conditions application would then relate to the approved variation (ref. 20250081) and the description was changed to read as follows:

“Application for approval of condition 3,4,5 and 6 attached to planning permission reference number 20250081 relating to details of foul and surface water sewerage disposal (3), details of a lighting design plan for biodiversity (4), details of biodiversity enhancements (5) and details of external facing materials (6).”

Submitted Documents/Plans

- Application Form – dated 24 January 2025;
- Supplementary Information – Notes for the Application for Discharge of Conditions;
- Supplementary Information – Correspondence with Southern Water;
- Drawing no. BE/01 – Proposed Biodiversity Enhancement Plan;
- Drawing no. DR/01 – Proposed Foul Drainage Plan;
- Drawing no. LP/01 – Proposed External Lighting Plan;
- Un-numbered Sketch Drawing – Drainage Layout;
- Un-numbered Sketch Drawing – Water Treatment Plant Drainage Field.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250081	Application for variation of condition 2 attached to planning permission reference number 20240001 for Demolition of existing dwelling and erection of a new replacement	Permitted	26.03.2025

	dwelling; to allow change to new dwelling position.		
20240001	Demolition of existing dwelling and erection of a new replacement dwelling.	PERMITTED	04.03.2024

Consultations, Publicity and Representations

External Consultees

Southern Water – Unfortunately, Southern Water are unable to discharge condition 4 (Details of foul and surface water sewerage disposal). To be able to make a full comment, we ask for the applicant to send across a clear detailed drainage diagram/plan.

Internal Consultees

GBC Environmental Protection (Regulatory Services) – Only condition 4 (details of foul and surface water sewerage disposal) is relevant to Environmental Protection. With regard to this condition, the installation of package sewage treatment plant is welcomed and there is no objection to the condition being discharged. The location of the drainage field is noted, and the applicant must ensure that this area is excavated/laid properly to ensure that there is no overflow onto the road or neighbouring premises. The applicant should seek advice from Building Control regarding the drainage design prior to installation.

Officer's Analysis

This application seeks to discharge conditions attached to 20240001. The conditions are:

- Condition 3 – Foul and Surface Water Drainage
- Condition 4 – Lighting and Biodiversity
- Condition 5 – Biodiversity Enhancement
- Condition 6 – External Facing Materials

Condition 3 states the following:

3. *No development approved by this permission shall be commenced until full details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details.*

This condition was attached to ensure that sustainable drainage is incorporated into the development and to ensure that no water pollution would arise from the proposed drainage scheme.

The applicant has submitted details of a Klargest BioDisc Domestic Treatment Plant and a drainage field, which has been reviewed by GBC Environmental Protection, who raise no objection. Although Southern Water were consulted and requested a clear plan, the applicant has provided correspondence with Southern Water with confirmation that they have no involvement in the development.

Therefore, the proposed foul water treatment plant is considered to be acceptable and condition 3 can be discharged.

Condition 4 states the following:

4. *Prior to above ground works, a lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show the type and locations of external lighting, as well as expected light spill in lux levels, to demonstrate that areas to be lit will not adversely impact*

biodiversity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

This condition was attached to ensure that the development does not adversely impact the rural character of the area or protected species.

The application has been supported by annotated plans to demonstrate the location and quantity of lighting on the approved dwelling and around the site. These are shown in the excerpts below:



The proposed lighting schedule is considered to be acceptable and would limit impacts on the character of the area and safeguard protected species by positioning lights close to the dwelling. Therefore, sufficient details have been submitted to approve condition 4.

Condition 5 states the following:

5. *Prior to the commencement of any above ground works, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. The details will be implemented as approved and thereafter retained.*

This condition was attached to ensure that the biodiversity value of the site is enhanced as part of the development.

The supporting information shows the biodiversity enhancement on the site, which includes the following measures:

- Bat Boxes (x3) – located on trees around the site;
- Bird Boxes (x3) – located on trees around the site;

- Wildlife Corridor;
- Bug Hotels;
- Log Piles and Rockeries;
- Living Wall.

Further to the proposed measures, there will be landscaping introduced which would include:

- Native Tree and Shrub Planting;
- Wildflower Meadows;
- Native Fruit Trees;
- Insect/Pollinator-friendly plants.

These biodiversity enhancements are considered to meet the requirements of the condition and sufficient details have been submitted to approve condition 5.

Condition 6 states the following:

6. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to any part of the development first being brought into use.*

This condition was attached to ensure that the character and appearance of the building is satisfactory.

The approved dwelling would be finished in the following materials:

- Vandersanden Bivio Stock Bricks (Multi-coloured)
- Marley Moderns Concrete Tile (Smooth Grey)
- Aluminium double glazed doors and windows (Anthracite grey)
- uPVC fascia boards (Grey)
- Composite Cladding Soffits (Coppered Oak)

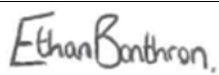
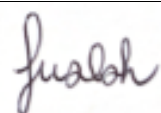
These are considered to be acceptable and would result in a satisfactory external appearance. Therefore, adequate information has been submitted and Condition 6 can be discharged.

Conclusion

The details submitted are adequate to discharge Condition(s) 3 (Foul and Surface Water Drainage), 4 (Lighting and Biodiversity), 5 (Biodiversity Enhancement) and 6 (External Facing Materials).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	28 th April 2025	Dated:	29 April 2025

