



Delegated Report

Approval of Details Application

Planning Application No: 20260123

Location: Land Adjacent To 33 Ivy Close Gravesend Kent

Description: Application for approval of condition 3 (External Facing Materials), condition 4 (Hard Landscaping), condition 5 (Soft Landscaping), condition 6 (Vehicle Parking Layout) and condition 15 (Refuse Arrangements) attached to planning reference number 20230317.

Applicant: Bespoke Builds Ltd

Submitted Documents/Plans

Application Form;
Supporting email from agent with additional materials dated 24.03.2026;
Drawing no.P01 – Site Plan;
Drawing no.P02 – Hard Landscaping Site Plan;
Drawing no.P03 – Fence & Gate Detail;
Redland 49 Tile Brochure - Issue Date: October 2025;
Marshalls – Driveline Priora Charcoal Photo;
The Original London Brick - Chiltern 65mm Brochure – Issue Date 18.03.2025; and
Hard and Soft Landscaping Schedule of works.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230317	Erection of a new dwelling.	Permitted	16.06.2023

Consultees

KCC Highways

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

GBC Waste and Recycling

I have reviewed the above planning application and I confirm that I am happy with the waste storage arrangements.

Officer's Analysis

Condition 3 (External Facing Materials)

Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) have been 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 which preserves and enhances the character of the area in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 3;

- *Application Form;*
- Supporting email from agent with additional materials dated 24.03.2026;
- *Drawing no.P03 – Fence & Gate Detail;*
- *Redland 49 Tile Brochure - Issue Date: October 2025;*
- *The Original London Brick - Chiltern 65mm Brochure – Issue Date 18.03.2025.*

The applicant has submitted a schedule of materials and samples of the materials to be used in the construction of the new dwelling. The roof would be covered in a brown tile, whilst the walls would be constructed from a red brick. The gutters would be black upvc, whilst the windows would be white double glazed upvc. The entrance door would be composite upvc, the two bi-folding doors to the rear elevation would be grey powder coated aluminium. The proposed materials would be in keeping with the character of existing properties within Ivy Close. The use of complimentary materials would ensure that the proposed development harmonises well with the surrounding dwellings, it is therefore considered that the external materials proposed are acceptable, and this condition can be discharged.

Condition 4 (Hard Landscaping)

Prior to any above ground works commencing on site, details of the hard landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Pedestrian access and circulation areas,
- Boundary and screening by means of fences, walls or other means
- Lighting installations
- Hard surfacing materials

The landscaping works, including the works to form and surface the vehicle parking areas, shall be completed in accordance with the approved details prior to first occupation of the development.

Reason In order to ensure an acceptable standard of development upon completion and ensure that any surface water run-off from the proposed car parking spaces does not adversely impact on the public highway, in accordance with Policies CS18 (Climate Change) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 4;

- *Application Form;*
- *Drawing no.P01 – Site Plan;*
- *Drawing no.P02 – Hard Landscaping Site Plan;*
- *Marshall's – Driveline Priora Charcoal Photo; and*
- *Hard and Soft Landscaping Schedule of works.*

The submitted Landscaping Schedule and Hard Landscaping Site Plan shows the proposed areas of hardstanding within the site. The proposed car parking spaces would be formed of Marshall's – Driveline

Priora Charcoal permeable block paving, whilst paving slabs would be laid in the front garden area of no.33. The proposed hardstanding would be in keeping with the established character of Ivy Close, whilst the use of permeable paving within the parking areas would limit surface water run-off. The proposed hard landscaping is considered acceptable. The applicant has proposed a 1.8m tall close boarded fence along the side boundaries of the site with an opening for a timber gate, there would also be a gate to the southern side of the dwelling. The proposed fencing would match existing fencing in the area, and would not result in impact on pedestrian or driver visibility. As such it is therefore considered that this condition can be discharged.

Condition 5 (Soft Landscaping)

Prior to the first occupation of the dwelling hereby approved being first occupied, details of a soft landscaping scheme for the front garden area of the host dwelling and front and northern side elevation of the proposed dwelling fronting onto Ivy Close shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. The approved scheme shall be carried out in full during the first available planting season following first occupation of the dwelling hereby approved. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the soft landscaping scheme is implemented shall be replaced with a species of a similar size and species during the next available planting season.

Reason To ensure that the landscaping treatment to the site frontage is in keeping with the existing landscape treatment found within Ivy Close and that it is maintained in the long term in the interests of the visual amenity of the development and the wider area, in accordance with Policy CS19 (Development and Design Principles) of the Gravesham local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 5;

- *Application Form;*
- *Drawing no.P01 – Site Plan;*
- *Drawing no.P02 – Hard Landscaping Site Plan; and*
- *Hard and Soft Landscaping Schedule of works.*

There are three areas of soft landscaping proposed, area 1 would be located to the northern side of the proposed dwelling along the boundary with the highway with planted vegetation, whilst area 2 would be to the front of the proposed dwelling also with planted vegetation, along its southern boundary shared with no.33. There would be a third area of grass directly in front of the proposed dwelling. The applicant has provided a detailed schedule of landscaping works which sets out the species of the proposed vegetation and a planting and maintenance plan. It is considered that the proposed soft landscaping would be acceptable and would help to soften the appearance of the development, as such, it is considered that this condition can be discharged.

Condition 6 (Vehicle Parking Layout)

Prior to any above ground works commencing on site, a vehicle parking layout shall be submitted to and approved in writing by the Local Planning Authority. The layout shall make provision for two vehicle parking spaces for the host dwelling and a single vehicle parking space for the proposed dwelling and shall include details of the surfacing and drainage of these spaces. The vehicle parking spaces shall be formed, surfaced and drained in accordance with the approved details prior to the first occupation of the dwelling hereby permitted.

Reason That the development without the provision for adequate accommodation for the parking of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity and in accordance with Policy CS11 (Transport) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 6;

- *Application Form;*
- *Drawing no.P01 – Site Plan;*
- *Drawing no.P02 – Hard Landscaping Site Plan.*

The original application 20230317 failed to demonstrate adequate parking for both the existing property and the proposed property, hence the imposition of this condition. Gravesham's adopted parking standards (SPG4) requires a minimum of two spaces to be provided for the retained three-bedroom property and one space for the proposed dwelling. The submitted site plan shows that the existing property would be provided with two in tandem parking spaces, they would have a width of 2.5m and a depth of 5m, which would meet the requirements set out in SPG4. The proposed dwelling would have a single parking space within the front garden area 5.6m in depth and 2.5m in width, this would be compliant with the standards set in SPG4. It is considered that the proposed parking provision for both properties would be acceptable, and this condition can be discharged.

Condition 15 (Refuse Arrangements)

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

Reason In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The following information has been submitted to discharge condition 15;

Application Form;
Drawing no.P01 – Site Plan; and
Drawing no.P03 – Fence & Gate Detail.

The submitted site plan shows that the property would be provided with one refuse bin, one recycling bin and one food waste caddy, they will be stored within the side garden area behind the proposed fencing. There would be a gate to allow for bins to be easily moved to the front garden area for collection. The Councils Waste and Recycling Officer has reviewed the proposal and has confirmed that the arrangement would be acceptable. It is therefore considered that this condition can be discharged.

Recommendation

Approval of details.

Case Officer:	Adeoye Lawal	Team Leader:	Richard Hart
Signed:	<i>Ade Lawal</i>	Signed:	<i>R Hart</i>
Dated:	24th March 2026	Dated:	30 th March 2026