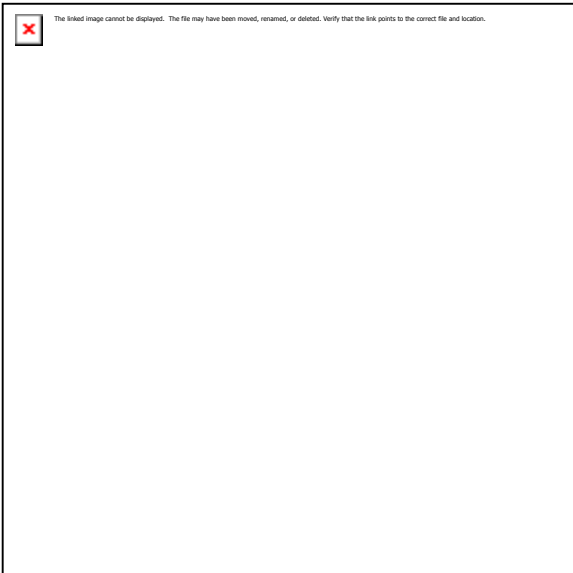




Delegated Report

Planning Application

Planning Application No: 20220240

Location: Garage Block And Part Of Amenity Space Adjacent To Constable Road
And Rembrandt Drive Northfleet Gravesend

Description: Application for approval of condition 6 attached to planning permission
reference number 20210589 relating to a scheme detailing the
proposed soft landscaping.

Applicant: Mr Simon Doherty, Gravesham Borough Council

Submitted Documents/Plans

Application form; and
Drawing No.A1001 Rev C2 – Soft Landscaping Plan.

Relevant Planning History

20210589 - Application for variation of condition 2 attached to Planning Consent reference number 20190833 being for demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road, to allow; a move of the siting of the detached bungalow 1.50m to the east to provide a clear access during the construction period to the rear access way situated between Rembrandt Drive and Dene Holm Road, so allowing residents to continue to use approved rear access ways, parking and garages and enable ease of any future maintenance to the new dwelling. **Permitted 22.07.2021**

20190833 - Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off

street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road. **Permitted 06.02.2020**

Procedural Issues

The application was originally submitted with the following description.

Application for approval of condition 7 attached to planning permission reference number 20190833 relating to a scheme detailing the proposed soft landscaping.

However, a minor material amendment was approved on 22.07.2021 after work on site had commenced resulting in a new decision notice being issued. This resulted in condition 1 (time limit) being removed and the condition numbering being reconfigured.

20210589 - Application for variation of condition 2 attached to Planning Consent reference number 20190833 being for demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road, to allow; a move of the siting of the detached bungalow 1.50m to the east to provide a clear access during the construction period to the rear access way situated between Rembrandt Drive and Dene Holm Road, so allowing residents to continue to use approved rear access ways, parking and garages and enable ease of any future maintenance to the new dwelling.

As the applicant is implementing 20210589 the description has been changed to the following;

Application for approval of condition 6 attached to planning permission reference number 20210589 relating to a scheme detailing the proposed soft landscaping.

The applicant agreed on 20th April 2022 to the description change.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the NPPF (2021) 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 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;

- Householder Extensions/Alterations Design Guide SPD (2021)

Consultations, Publicity and Representations

Consultees

GBC - Service Manager (Housing Operations)

We can confirm Private Sector Housing have no comments to relay in relation to consultation and the application proposed.

GBC - Horticultural Manger

Happy with the soft landscaping for this scheme.

Officer's Analysis

Condition 6

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season. For the avoidance of doubt this shall include the amenity Green to the rear of the proposed dwellings and includes details of the semi-mature trees to be planted at a ratio of 2 trees planted for every tree removed.

The following plan has been submitted to discharge Condition 6;

Drawing No.A1001 Rev C2 – Soft Landscaping Plan.

The soft landscaping scheme includes the additional planting of 112 trees which will grow between 4.5m to 5.5m tall to the rear of the properties and will still ensure there is open space retained at the eastern end of the site.

The rear garden of each property is terraced and between each retaining wall an element of grass is proposed.

To the front of each property a mixture of grass is proposed (to provide sufficient visibility splays for the parking space) with shrub planting along the northern boundary of each plot, as shown below:



No objections have been received from relevant internal consultees and sufficient details have been provided. No conflict with local and national planning policy.

Conclusion & Recommendation

Approve condition 6.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	20th April 2022	Dated:	20 April 2022