



Delegated Report

Planning Application

Application no: 20220759

Location: Cedarwood House 86A Central Avenue Gravesend Kent DA12 5BH

Description: Application for approval of condition 4 attached to planning permission reference number 20191288 relating to a scheme of landscaping (hard and soft) and boundary treatment.

Applicant: Mr Kulwinder Sahota

Site Visit Date: Photos taken 15.07.22

Preliminary Matters

The application form states the site address is 86 Central Avenue, however, as development has been completed, this is incorrect and it should be; Cedarwood House, 86A Central Avenue. For the purposes of this application, Cedarwood House, 86A Central Avenue has been used as the site address. In addition to this, insufficient information was provided in order to discharge condition 4, so, the applicant was contacted on 15.07.22 to give the opportunity to amend the proposed plan and to provide additional plans by 22.07.22. A response was not received and so this application has been determined as submitted.

Submitted Documents/Plans

Application Form;
Drawing No. L1 – Landscaping Plan – proposed; and
CA-R03-PR-101 – Block Plan.

Relevant Planning History

Application No.	Description	Status	Decision
20191288	Creation of a new single dwelling and re-allocation of the garden space of 57 to allow for extra garden space for the new dwelling	Permitted	07.04.2020
20200724	Application for non-material amendment to planning permission reference number 20191288 for change of external finish to K Render to the bottom half and Cedarwood Cladding to the top half.	Refused	18.08.2020

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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021.)

Consultations, Publicity and Representations

None undertaken/received.

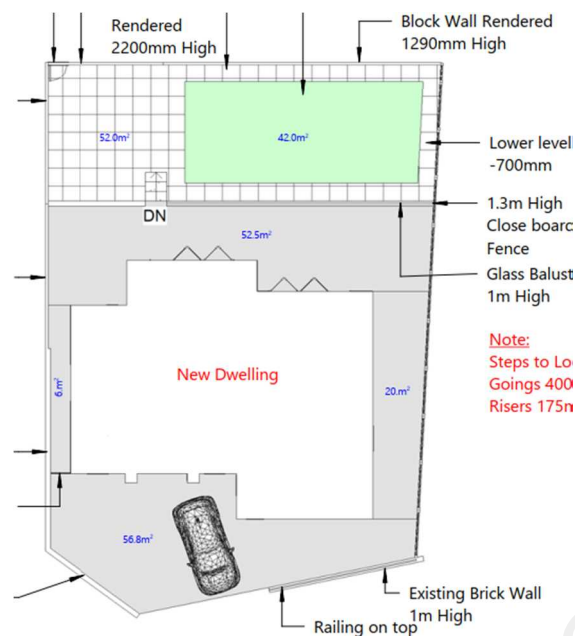
Officer's Analysis

This is an application for the approval of condition 4 attached to planning permission reference number 20191288 relating to a scheme of landscaping (hard and soft) and boundary treatment.

Condition 4 States the following:

4. Within three months of the development commencing a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft) and boundary treatment. The planting shall include two trees for every tree lost to the development. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation. The hard landscaping shall include details of the permeable drive surface.

The delegated report for application 20191288, indicates the importance of the soft landscaping “*The amended plans show the front garden to be paid to hardstanding with some planting shown. There is a strong character of low boundary walls and soft landscaping to the front and therefore it is important that this is continued at this site. A condition is therefore recommended to ensure that this is planted and retained.*” Below is an extract of the plan submitted:



The plan has not been submitted within the time frame specified by the condition, it has been provided post completion of development. The only soft landscaping shown on the plan is a small section of grass at the rear, which is insufficient. In addition to this, no elevational plans were provided to show the planting and boundary treatments and no details of the permeable drive surface were provided. As such it is considered that insufficient information has been submitted in order for Condition 4 to be discharged, contrary to Policies CS12 and CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Recommendation:

Refusal of conditions

See draft Decision

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	25th July 2022	Dated:	25th July 2022