



Delegated Report

Planning Application

Application no: 20220200

Location: Darcha Dean Lane Harvel Gravesend

Description: Application for approval of condition 3 attached to planning permission reference number 20150741 relating to additional details of all the external facing materials to be used in the construction

Applicant: Mr Brian Glover

Submitted Documents/Plans

Application Form Dated 12/02/2022; and
Supplementary Information containing details of materials.

Relevant Planning History

20150741 Demolition of existing dwelling and erection of a part two storey and part single storey detached dwelling and provision of parking and turning areas.

Permitted 14/10/2015

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- C12 – Replacement Dwellings

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
- 9 - Promoting Sustainable Transport
- 12 – Achieving sustainable development and well-designed places
- 13 – Protecting Green Belt Land

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Gravesham Landscape Character Assessment (2009)

Analysis

Condition 3

Condition 3 relates to external facing materials and states the following;

3. *Prior to the commencement of any above ground works, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the building 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.*

Reason *In order to ensure an acceptable standard of development upon completion, in accordance with adopted Local Plan Core Strategy Policy CS19.*

The following details have been submitted relating to the above condition;

- Render
weberpral m chalk white
<https://www.uk.weber/colour-charts/weberpral-m>
- Aluminium Windows and doors by ID Systems
RAL 7016 Anthracite Grey - Matt
<https://idsystems.co.uk/>
- Lead - Calder
<https://www.calderlead.co.uk/>
- Roof tiles
Marley Eternity thrutone slates
Blue black
<https://pdf.archiexpo.com/pdf/marley/thrutone/64073-260106.html>

The details submitted are considered satisfactory and Condition 3 can be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning approval 20150741 for the erection of a replacement dwelling and it is considered that Condition 3 can be discharged.

Recommendation:

Approval of Details

See draft Decision

Case Officer:	Miss Faye Hobbs	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	28th April 2022	Dated:	28th April 2022

Gravesham Borough Council