



Delegated Report

Householder Planning Application

Planning Application No: 20240348

Location: 301 Wrotham Road Istead Rise Gravesend Kent

Description: Application for approval of condition 3 attached to planning permission reference number 20231151 relating to 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) being submitted.

Applicant: Mr Todd Bennett

Site Visit Date: 5th December 2023

Submitted Documents/Plans

Application Form Dated 11/04/2024 and
Supplementary Information – Brick Technical Data Sheet.

Relevant Planning History

Reference	Description	Decision	Decision Date
20231151	Increase the front elevation to a two storey dwelling including raising the roof to match the roof of the existing rear elevation.	Permitted	18.12.2023

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 (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

None required for this type of application or considered necessary in this instance.

Local Ward Councillors were consulted but they have not submitted any comments.

Officer's Analysis

This is an application for the approval of condition 3 attached to planning permission reference number 20231151 relating to 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) being submitted.

Condition 3 states as follows:

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.

The application form provided as part of this application shows the proposal to be constructed with materials as set out below:

- Roof tiles - Marley Edgemere smooth grey tiles
- Walls - Silicone off white render
- Windows - Dark grey UPVC
- Doors - dark grey composite
- Gutters and fascias - Dark grey
- Brick plinth - Cinder Coal by the bespoke brick company.

The proposal would be constructed with a white render finish with grey roof tiles and grey Upvc/Composite windows and doors. The proposed brick plinth would have a brick finish in 'Cinder Coal' as below:

CINDER COAL



There are various examples of neighbouring properties with similar finishes within the immediate street scene. The property immediately to the West known as 303 Wrotham Road has a similar rendered finish:



Furthermore, there are examples of both grey and white Upvc windows and doors in the immediate area:



As such, the proposal is not considered to be detrimental to the existing house or out of keeping within the existing street scene.

Therefore, it is considered that the materials and finishes to be used in the external faces of the building are acceptable and as such comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Conclusion

Overall, the materials and finishes to be used in the external faces of the building are considered acceptable and comply with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023). As such the Local Planning Authority approve condition 3.

Recommendation

Approval of Condition 3

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	4th June 2024	Dated:	6 th June 2024