

Delegated Report

Application No: 20250575

Location: 9 Wheatcroft, South Hill Road, Gravesend, DA12 1LA

Description: Application for the approval of condition 2 attached to planning reference number 20240350 and appeal decision APP/K2230/D/25/3360101 relating to details of the materials to be used in the construction of the hardstanding and the boundary wall

Applicant: Miss Olivia Young

Submitted Documents/Plans

Application form
Photo of a brick
Photo of block pavers
Photo of grey shingle

Relevant Planning History

20240350 Creation of vehicular access and hard standing.
Refused 18.11.2024, allowed at appeal on 25.04.2025

Consultations, Publicity and Representations

None

Analysis

Planning condition 3 of appeal reference APP/K2230/D/25/3360101 states:

No development shall take place until details of the materials to be used in the construction of the hardstanding and the boundary wall of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

The application consists of photos of grey pea shingle, grey block pavers and red bricks. The application form describes the development as:

- Reuse and clean as many safe bricks from existing wall with cement mortar joints.
- White Grey Limestone Gravel peashingle for the base.
- 'Wrysdale Abbey Tumbled block paver charcoal 120x160mm' for a block paving edging/boarder to contain and maintain peashingle.

The proposed brick matches those that are already used for the low boundary wall and no objection is raised to this. The grey pavers and shingle do differ from other driveways in the vicinity and do not draw from any of the materials used on the existing property including the low boundary wall. In addition to this there is no plan to show how the shingle and pavers will be laid out however it would appear the drive is to be finished in shingle and the pavers are to be arranged around the edge. Loose gravel is not acceptable as a driveway finish as it spreads over the highway and is a safety risk for pushchairs, wheelchairs and a potential slip hazard.

The Council's Front Driveway Guidance states on p.9:

Please note: where an application is proposing the use of loose gravel the Highway Authority will generally only permit gravel at least 5 metres away from the Highway boundary (not carriageway) If deposited on the highway loose gravel is a danger to other road users and is also an offence under the Highways Act.

In this instance it is not possible to propose loose gravel 5m away from the highway as there is not sufficient space.

The submitted information is therefore lacking but the use of loose shingle is not acceptable and therefore this condition is not discharged.

Recommendation:

Refuse.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 29 July 2025	Dated: 30 th July 2025