



Delegated Report

Planning Application for Approval of Details

Planning Application No: 20221345

Location: Four Acres Dean Lane Harvel Gravesend

Description: Application for the approval of conditions 3, 7 and 8 attached to the planning permission reference number 2020023 relating to details of all external joinery and rainwater goods, including their colour finishes (3), a scheme of hard landscaping (7) and proposed soft landscaping scheme (8)

Applicant: Mr S Kirby

Submitted Documents/Plans

Planning Application Form;
Drawing No. 2383-01 – Additional Information – Planning Conditions Planning Ref: - 20200230;
Photographic Sample Sheet; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20200230	Demolish two existing dwellings (Four Acres and Azila) and associated outbuildings, and replace with two single storey dwellings and two garden sheds.	Permission	04.05.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- 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
- 4 – Decision-making
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021)
- SPG 5 – Kent Design Guide (2006)
- Landscape Character Assessment (2009)
- Kent Downs Area of Outstanding Natural Beauty Management Plan

Consultations, Publicity and Representations

Consultees

Formal consultation is not required, however the following internal comments have been received:

GBC – Highways Manager

In highway terms I have no objections to the proposals. The gravel surface is over 5 metres from the highway, and whilst a hard paved permeable material would be preferred there is no supporting guidance that requires it. Similarly the gate is over 6 metres from the highway giving adequate space to park car off-street whilst the gates are opened or closed.

Considering the foul drainage, this is a matter for the Environment Agency and Building Regulations. (For Building Regulations see below)

Septic tanks

1.15 Septic tanks should only be used in conjunction with a form of secondary treatment (e.g. a drainage field, drainage mound or constructed wetland).

Siting

1.16 Septic tanks should be sited at least 7m from any habitable parts of buildings, and preferably downslope.

1.17 Where they are to be emptied using a tanker, the septic tank should be sited within 30m of a vehicle access provided that the invert level of the septic tank is no more than 3m below the level of the vehicle access. This distance may need to be reduced where the depth to the invert of the tank is more than 3m. There should also be a clear route for the hose such that the tank can be emptied and cleaned without hazard to the building occupants and without the contents being taken through a dwelling or place of work.

No details have been provided a drainage field, indeed there appears to be limited options on how a drainage field could be installed.

I would therefore suggest that Condition 5 should not be discharged.

GBC – Environmental Protection Officer

Only Condition 5 (foul sewage disposal scheme) is relevant to Environmental Protection. Very little information has been submitted regarding this apart from the fact that 2 septic tanks will be installed at least 10m from the property.

Our advice on the original application was that foul sewage should be removed by the mains drainage system unless connection is not reasonably practicable. The applicant needs to demonstrate that this is the case if they are proposing to dispose of sewage via septic tanks. If using septic tanks is the only reasonable option, more details need to be submitted outlining the scheme. Ideally this should include plans, specifications, how the tanks will be accessed etc and also any relevant forms/correspondence with the Environment Agency.

At this stage, based on the limited information submitted, I would recommend that Condition 5 is NOT discharged at the current time

Officer's Analysis

Procedural Matters

The initial submission included details relating to Condition 5 of planning permission 20200230, however these details were insufficient to discharge the condition and following discussions with the applicant, it was confirmed in writing by the agent on 28th February 2023 to remove Condition 5 from this current submission.

Condition 3

No above ground works shall take place until samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, and details of all external joinery and rainwater goods, including their colour finishes, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The following information has been submitted to discharge condition 3

Planning Application Form;
Photographic Sample Sheet; and
Covering Letter.

The following external facing materials are proposed which are acceptable.

DISCHARGE OF CONDITION 3 – MATERIALS ROOF, red clay plain tiling – MASONARY PLINTH, soft red brick, Ibstock Heritage Red Blend with buff sand mortar – GUTTERING, black half round UPVC - WHITE ALUMINIUM WINDOWS AND PATIO DOORS. Image illustrates similar materials together on a new build.



No further information is required and condition 3 can be discharged.

Condition 7

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of the residential unit whichever is sooner. The scheme shall include:

- *proposed boundary treatments,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian and vehicular access*

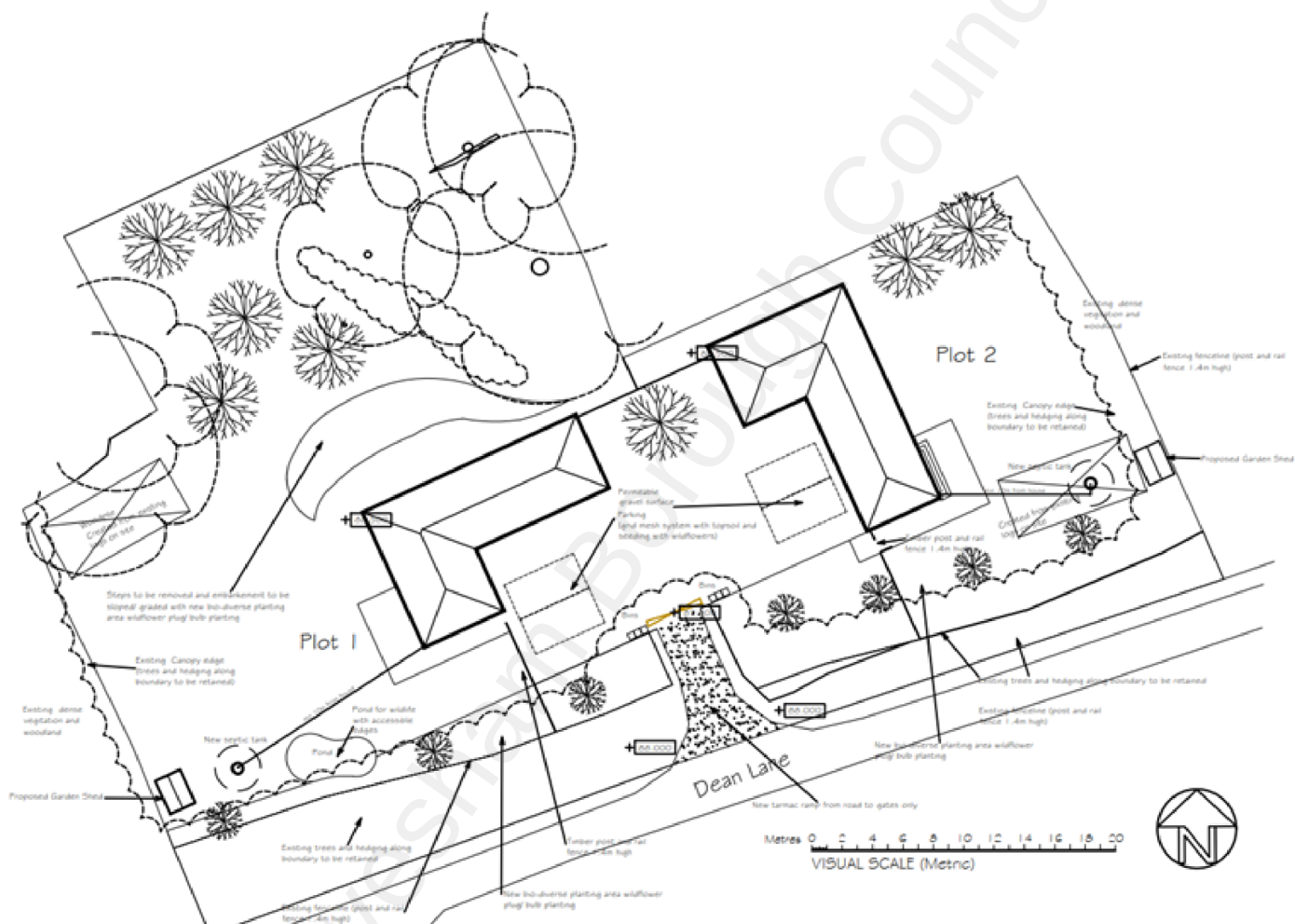
The following information has been submitted to discharge condition 7.

Planning Application Form;
Drawing No. 2383-01 – Additional Information – Planning Conditions Planning Ref: - 20200230;
Photographic Sample Sheet; and
Covering Letter.

The following hard and hard landscaping details are proposed which are acceptable.

Condition 7 – Hard Landscaping.

- Boundary treatments - all as previously submitted on drawing 3058/06/A
- Finished levels – the building and site levels are indicated on new drawing 2383/01/-
- Hard surface finishes - all as previously submitted on drawing 3058/06/A
- Steps, fencing and gates – examples are illustrated on the accompanying photo sheet and on new drawing 2383/01/-
- Pedestrian and vehicular access – due to the slope/change in level from road level to the parking area in front of the new dwellings the entrance ramp will be surfaced in tarmac



PARKING AREA GRAVEL WITH GRID SYSTEM



STEPS

Bullnosed paving slabs
over masonry risers
to form patio steps on
Plot 2



FENCING & GATES

Post and rail fence and
5 bar gates at top of
driveway



No further information is required to discharge condition 7.

Condition 8

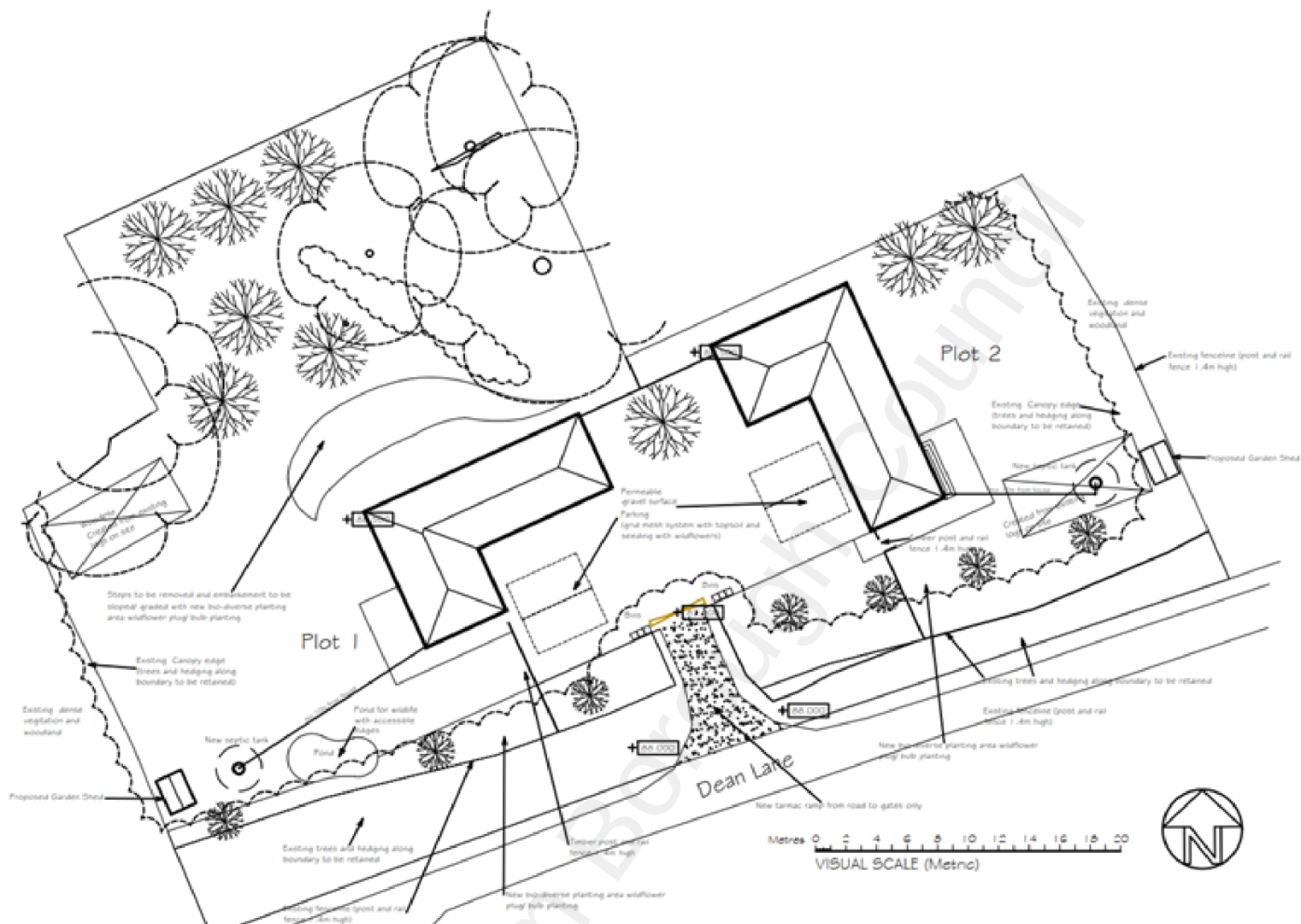
Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species 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 dwelling. 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.

The following information has been submitted to discharge condition 8.

Planning Application Form;
Drawing No. 2383-01 – Additional Information – Planning Conditions Planning Ref: - 20200230; and
Covering Letter.

The following soft landscaping details are proposed which are acceptable.

Condition 8 - Soft Landscaping. All as previously submitted on drawing 3058/06/A. Wild flower plugs will be supplied by Meadow Mania or similar specialist supplier. The mix of plants will be a combination of yarrow, kidney vetch, common knapweed, greater knapweed, wild carrot, meadow cranesbill, lady's bedstraw, common st johns wort, cats ear, field scabious, ox eye daisy, birdsfoot trefoil, musk mallow, ribwort plantain, salad burnet, self heal, hay rattle, white campion, dark mullein and tufted vetch. The plugs are 125mm long tapering from a 25mm square top. The pre watered plugs will be planted between September and May, at a rate of 5 to 7 plugs per metre square with specific plants grouped together in threes.



No further information is required to discharge condition 8.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 3, 7 and 8 of planning approval 20202030.

Recommendation

ADET - Approval of Details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	28 th February 2023	Dated:	28 February 2023