



Delegated Report

Discharge of Condition Application

Planning Application No:	20221063
Location:	25 Coutts Avenue Shorne Gravesend Kent
Description:	Application for approval of condition 2 attached to planning permission reference number 20211314 relating to details of the facing materials to be used in the construction of the external surfaces.
Applicant:	Mr Gurjiwan Sohal
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Application form
'zappi' EV Charging details
Drawing no. 25CA/A3/2A (Planting Plan) showing EV charging points
Weinerberger Oakwood Multi details
Weinerberger 20/20 roof tile details

Relevant Planning History

Reference	Description	Decision	Decision Date
20211314	Reserved Matters Application for the approval of details of appearance, landscaping, layout and scale pursuant to outline planning permission reference number 20210407 for the demolition of existing house, erection of 2.no four bedroom dwellings and creation of vehicle crossovers.	Permitted	10.02.2022
20210407	Application for outline planning permission with some matters reserved for the demolition of existing house, erection of 2.no four bedroom dwellings and creation of vehicle crossovers.	Permitted	16.06.2021

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS19 – Development and 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)

- 12 – Achieving well-designed places

Consultations, Publicity and Representations

None undertaken as not necessary or required for this type of application.

Officer's Analysis

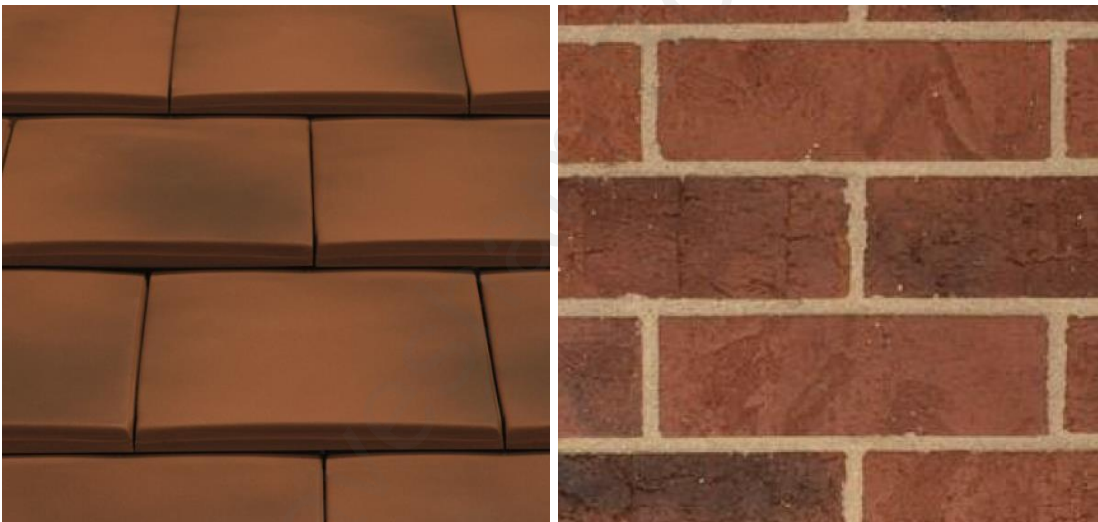
Condition 2 (Details of facing materials)

Condition 2 states as follows:

Prior to the commencement of any above ground works, details of the facing materials to be used in the construction of the external surfaces of the dwellings 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.

The submitted application form and particulars sets out the proposed materials as follows:

- Facing brick – Oakwood Multi by Weinerberger
- Roof tiles – 20/20 Sandtoff Antique Slate by Weinerberger



The submitted details are considered to be satisfactory in terms of their appearance, and in keeping with the mixed character of the area, in accordance with the reason for condition 2. The details are therefore considered to be acceptable and condition 2 can be discharged.

Other Matters

Details of car charging points have been submitted as part of the application, which relates to condition 8 under the outline permission. However, these are now dealt with under Building Regulations, and therefore details under this condition would no longer be required.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20211314 for the erection of 2.no four bedroom dwellings. It is considered that condition 2 can be fully discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions.

(See draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	10th November 2022	Dated:	11 November 2022