



Delegated Report

Approval of Conditions Application

Planning Application No: 20230358

Location: Haydown Buckland Road Luddesdown Gravesend

Description: Application for the approval of conditions 3 and 4 attached to planning permission reference number 20221366 relating to (3) details and samples of all materials and finishes to be used in external faces of the building, and (4) external lighting.

Applicant: Mr Marc Jeannin

Site Visit Date: Previous Visit

Submitted Documents/Plans

Application Form

P011 MCW MH RF DR A 27700 Rev P01 – Roof Details 1

P011 MCW MH RF SCH A 27702 – Rev P01 – Roof Details 2

P011 MCW MH XX DR A 21700 – Rev P01 – External Wall Details

MCW MH XX SCH A 21900 – Rev P01 – External Materials Sample 1/2

MCW MH XX SCH A 21901 Rev P01 – External Materials Sample 2/2

P011 MCW MH 00 DR A 60100 Rev P01 – External Lighting Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20221366	Removal of existing conservatory and part of existing building. Front, rear and side single storey extensions. External cladding, window replacement and removal of existing back roof with replacement of a green roof with internal alterations and external alterations; fenestration, decking and soft landscaping.	Permitted	28.02.23

Proposal

This application seeks consent to approve and discharge conditions 3 and 4 of approved planning application 20230358.

Condition 3 is 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, cladding, 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.*

Reason: To ensure a satisfactory visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review

(1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

Condition 4 is as follows:

4. *Prior to above ground works commencing, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.*

Reason: In the interests of visual and residential amenity in the Area of Outstanding Natural Beauty and in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

Officer's Analysis

Condition 3

Approval reference 20221366 identified that the proposed external materials would be; Wood rainscreen cladding, black aluminium double glazed windows and door, roof rainscreen cladding, or green sedum roof and a black wood door. Given the location of the building in a rural area but also in the Area of Outstanding Natural Beauty (AONB), it is expected that the materials would be of a high quality and characteristic of the area.

The External Materials Samples Drawings provided confirm that the Wood Cladding, Roof and decking would use natural coloured timber. The flat roof would use an appropriate sedum system and the aluminium openings would use a slimline aluminium frame with textured aluminium external doors. These materials would assimilate well with the natural environments, and in particular the grey and black colours are a more neutral subservient colour than would generally be found in the urban area.

The proposed materials would meet the requirements of condition 3 and would ensure a satisfactory, visually attractive development which preserves and enhances the Conservation Area in accordance with Saved Policy TC3 of the Gravesham Local Plan First Review (1994) and Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014).

Condition 4

This dwellinghouse is located in a rural area in the AONB. In such area's it is important to ensure that development does not result in a significant and cumulative impact in terms of light pollution. This is to safeguard the visual character of the area but also residential amenity of neighbours. Although not explicitly stated in the condition, it is important to ensure that nocturnal wildlife in the rural area is not impacted by excessive lighting.

The External Lighting Plan shows that there would be external lighting introduced as would be expected for a residential property. Six different types of lights would be used including; Outdoor recessed lighting fixture, Wall mounted external lighting fixture, wall recessed lighting fixture, ceiling recessed external downlight fixture, spike outdoor lighting fixture and outdoor projector light. Given the expanse of the property there are a number of lights proposed externally. However, this would not result in an over abundance of lighting, and this would be constrained to the main dwellinghouse and its decking rather than to the wider plot and so would have similar impacts as light emitting from the windows of the dwellinghouse.

On balance it is considered that the external lighting would result in a reasonable number of lights externally for the footprint it would serve and would be appropriate in terms of the visual and residential amenity in the Area of Outstanding Natural Beauty and in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

Conclusion & Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to the required details of

Materials and External Lighting. As such condition 3 and 4 are recommended to be discharged.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	23rd May 2023	Dated:	24 May 2023