



Delegated Report

Planning Application

Planning Application No: 20230339

Location: 85 Chalk Road Gravesend Kent DA12 4UT

Description: Application for the approval of appeal condition 3 and 7 attached to planning permission reference number 20220492 (appeal ref: APP/K2230/D/22/3306720) relating to a scheme of soft landscaping to the frontage of the property (3) and a proposed drainage strategy including the use of a bound permeable material for the hard standing (7).

Applicant: Mrs Dawn Mumbray

Site Visit Date: N/A

Preliminary Matters

The applicant was contacted on 12.05.23 to seek clarification regarding the proposed drainage strategy. Following this correspondence, a revised drainage strategy was provided on 17.05.23, and this was accepted by the Local Planning Authority.

Submitted Documents/Plans

Application Form;
Supplementary Information – Soft Landscaping Details; and
Supplementary Information – REVISED Drainage Strategy.

Superseded Documents/Plans

Supplementary Information – Drainage Details.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220492	Formation of a vehicular access with a hardstanding in the front garden.	Refused	20.07.2022
Appeal Ref: APP/K2230/D/22/ 3306720		Allowed on Appeal	12.12.2022

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 (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
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

None undertaken, however two representations from neighbouring properties were received; 1 objection and 1 in support. The comments have been summarised below:

Support:

- off-road parking will allow more spaces to be available on the road

Objection:

(no objection to the proposal of the drive itself)

- object as the plan submitted for hardstanding and drainage is no different to what was originally proposed
- the plan does not meet the conditions of the appeal or report by Gravesham's Highways Officer
- the plan shows the soakaway in the same position and shows and mentions block paving instead of a resin bound permeable material

The formation of a vehicular access with a hardstanding in the front garden has been allowed on appeal, (APP/K2230/D/22/3306720), and as such the comment relating to off-road parking is not relevant to this Approval of Details Application.

The other comments received, relating to the plans provided have since been addressed by the revised drainage strategy and it stands to be assessed whether conditions 3 and 7 can be discharged.

Officer's Analysis

This is an application for approval of conditions 3 and 7 attached to appeal reference APP/K2230/D/22/3306720, relating to soft landscaping and drainage strategy.

Condition 3 (Soft Landscaping)

The vehicular access hereby permitted shall not be brought into use until there shall have been submitted to and approved in writing by the LPA a scheme of soft landscaping to the frontage of the property.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition 7 (Drainage Strategy)

The vehicular access hereby permitted shall not be brought into use until a proposed drainage strategy including the use of a bound permeable material for the hard standing has been submitted and approved by the Local Planning Authority. The development shall be carried out in accordance with the strategy and thereafter maintained.

The following has been submitted to discharge condition 3 (Soft Landscaping)

- Application Form;
- Supplementary Information – REVISED Drainage Strategy; and
- Supplementary Information – Soft Landscaping Details.

The soft landscaping sketch submitted indicates the provision of a flower bed that will include a mixture of planting; architectural plants, perennial flowers and the use of 'bee bomb' seeds. In addition, the application form indicates the area is expected to accommodate around 20 plants, whilst allowing room for the 'bee bomb' seeds. Overall, the soft landscaping is considered to be acceptable and complies with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021). As such, the Local Planning Authority approves condition 3.

Discharge Condition 3.

The following has been submitted to discharge condition 7 (Drainage Strategy)

- Application Form; and
- Supplementary Information – REVISED Drainage Strategy.

The drainage details submitted shows the hardstanding area will be constructed using a permeable concrete paving finish. Furthermore, the plans show provision of an aco slot drain which will serve to prevent any additional surface run off from discharging onto the highway. Overall, the drainage strategy is considered to be acceptable and complies with Policies CS12, CS18 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021). As such, the Local Planning Authority approve condition 7.

Discharge Condition 7.

Recommendation

Approval of conditions 3 and 7.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	24 th May 2023	Dated:	24th May 2023