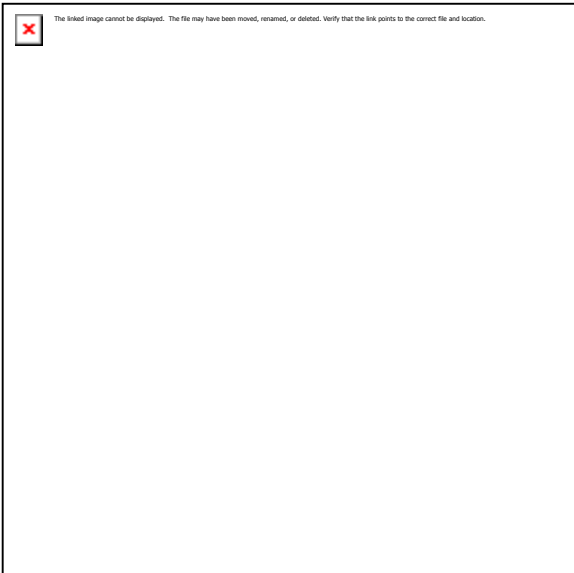




Delegated Report

Householder Planning Application

Planning Application No: 20220380

Location: 5 Lake Drive Higham Rochester Kent

Description: Application for approval of condition 5 and 6 attached to planning permission reference number 20211458 relating to detailing the proposed soft landscaping and detailing the provision of an additional parking space on the site frontage.

Applicant: Mr Inder Dhillon

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 003 (Proposed Parking/Landscaping Plans)
- Supplementary Information

Relevant Planning History

Reference	Description	Outcome	Decision Date
20211458	Erection of a two storey side extension, part single/part two-storey rear extension, a single storey front extension and creation of two parking spaces to front.	Permitted	17.01.2022

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network

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
- Section 4 – Decision-making
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);
- SPG5 - Kent Design Guide (2006)
- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

GBC- Highways Officer

“The parking plan is acceptable. No objections”

Officer’s Analysis

Condition 5

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 alterations to landlevels, 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.

Reason: To ensure that the landscaping is appropriate and maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (2014).

Condition 6

Before the development hereby permitted is first brought into use, accurate plans shall be submitted to, and approved in writing, by the Local Planning Authority detailing the provision of an additional parking space on the site frontage. The approved parking space shall be formed and surfaced before the development hereby permitted is first brought into use. Thereafter the said parking space shall only be used for the parking of a private motor car for the residential occupants of no. 5 Lake Drive as a private dwellinghouse and for no other purpose and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification, shall be carried out on the site in such a manner or in such a position so as to preclude vehicular access thereto.

Reason That the development without provision for adequate accommodation for the parking of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity and pursuant to Policy CS11 of the Gravesham Local Plan: Core Strategy (2014) and Saved Policy P3 of the Gravesham Local Plan: First Review (1994).

The proposed soft/hard landscaping details provided on Drawing No. 003 – (Proposed Parking/Landscaping Plans) considered to satisfy Condition 5 & 6 of 20211458.

There are no objections to the details submitted with this application and Condition 5 & 6 relating to planning consent 20211458 can be discharged.

Conclusion

No objections have been raised against the details submitted with this application.

Recommendation:

Discharge Condition 5 & 6.

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	23 rd May 2022	Dated:	23 rd May 2022