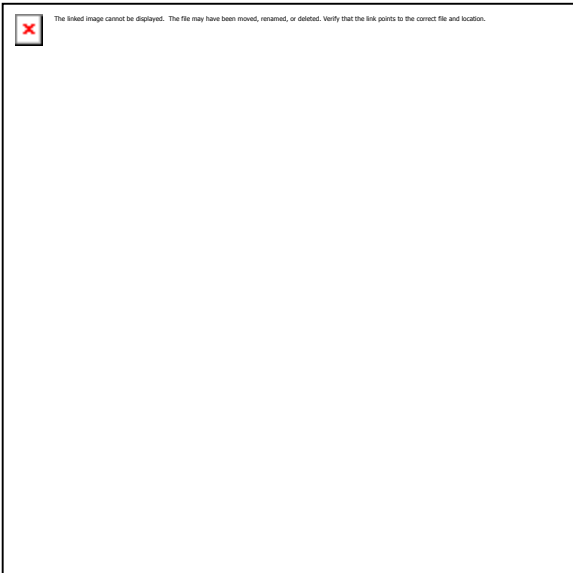




Delegated Report

Discharge of conditions

Planning Application No: 20220616

Location: 34 Woodfield Avenue Gravesend Kent DA11 7QG

Description: Application for approval of condition 4 attached to planning permission reference number 20220030 relating to details of secure, covered and accessible cycle storage facilities (comprising a minimum of 4 spaces) to serve the property

Applicant: Mr and Mrs D. Mackley

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form; and
- Drawing No.1101 Rev B – Proposed Site Block Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220030	Demolition of existing single storey ground floor rear extension and conservatory and erection of replacement single storey rear extension, construction of rear dormer and installation of rooflights in the front roof slope, to facilitate conversion of the loft to a habitable room, together with associated internal and external hard and soft landscaping alterations.	Permitted	01.04.2022

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

GBC Highways Officer (13th July 2022)

No objection

GBC Highways Officer (20th June 2022)

As it is an existing building, I don't see why they cannot provide additional information. It seems the building is used for more than a store, and whilst it may be possible to fix a cycle rack to the wall, we have no information to indicate this, or how the outbuilding is divided. I would suggest they need to provide more information, otherwise we could set a precedent for other applications.

Officer's Analysis

Condition 4

Prior to the commencement of any above ground works, details of secure, covered and accessible cycle storage facilities (comprising a minimum of 4 spaces) to serve the property shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the additional bedroom and shall be retained for such purposes at all times thereafter.

The following information has been raised to discharge condition 4.

- Application form; and
- Drawing No.1101 Rev B – Proposed Site Block Plan.

Concern was raised initially by Gravesham Highways officers on the details provided and the agent responded to these concerns and stated

The cycle will be chain locked within the existing locked and secure garden store in the south west corner of the rear garden.

In response to the above and in light this is a single-family dwelling Gravesham Highways Officer was satisfied with the above response and no further information is required.

No conflict with local and national planning policy. Condition 4 can be discharged.

Conclusion & Recommendation

Discharge condition 4 of 20220030.

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	22nd July 2022	Dated:	22 July 2022