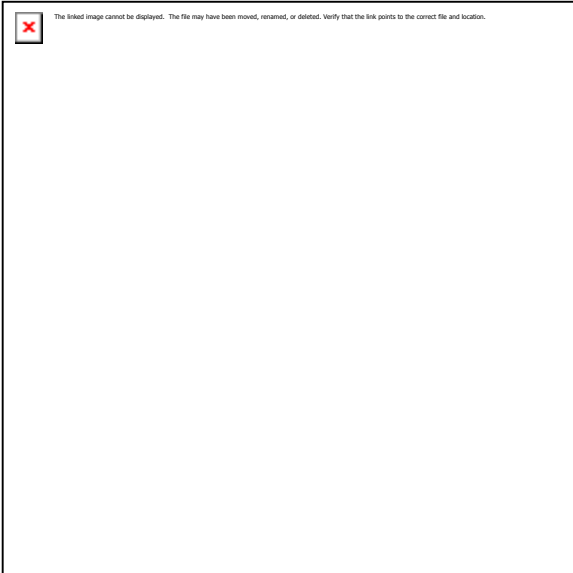




Delegated Report

Planning Application

Planning Application No: 20220760

Location: Santona Watling Street Gravesend Kent

Description: Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20220198 relating to details of (3) materials to be used in the construction of the external surfaces of the buildings hereby permitted, and details of all external joinery and rainwater goods, including their colour finishes; (4) hard landscaping and (5) soft landscaping schemes

Applicant: Mr A Toor

Submitted Documents/Plans

Planning Application Form;
Drawing No. 01 – Proposed Elevations;
Drawing No. 02 – Proposed Elevations; and
Drawing No. 03 Rev A – Proposed Site Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220198	Demolition of existing bungalow and erection of a 6 bedroom detached dwelling.	Permission	21.04.2022

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

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

- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

Not required

Officer's Analysis

Condition 3

No above ground works shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, and details of all external joinery and rainwater goods, including their colour finishes, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The following information has been submitted to discharge condition 3

Planning Application Form;
Drawing No. 01 – Proposed Elevations; and
Drawing No. 02 – Proposed Elevations.

The following external facing materials are proposed which are acceptable.

① ROOF TILES - RED CLAY ROOF TILES



② WIENERBERGER OLDE HERITAGE BRICKWORK IN FLEMISH BOND



③ CRANBORNE STONE - CAST STONE BALUSTRADE IN COTSWOLD COLOUR



④ NEW CAST STONE PORTICOS - TUSCAN COLUMN IN COTSWOLD COLOUR



⑤ NEW CURVE CHEEKED DORMER WITH PAINTED TIMBER REVEALS AND ARCHITRAVE IN GLOSS GREY



⑥ PRE CAST STONE WORK (REFERENCE NO.8) WITH PAINTED TIMBER COMPOSITE DOOR IN GLOSS GREY WITH GLAZING PANELS



⑦ NEW POWDER COATED ALUMINUM BI-FOLDING DOORS IN WHITE



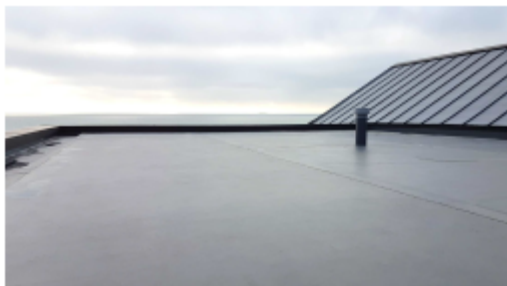
⑧ PRE CAST STONE WORK WITH PAINTED TIMBER SASH WINDOWS IN GLOSS GREY



⑨ GUTTER - BLACK ROUND CAST IRON GUTTER AND WHITE SOFFIT AND FASCIA



10 ROOF - MANSARD FLAT ROOF - DARK GREY SINGLE PLY MEMBRANE



11 VELUX WINDOW IN GREY OR BLACK



12 DORMER HANGING TILES IN RED TO MATCH THE RED CLAY ROOF TILES



No further information is required and condition 3 can be discharged.

Condition 4 & 5

Condition 4

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of the residential unit whichever is sooner. The scheme shall include:

- *proposed boundary treatments,*
- *proposed finished levels and contours,*
- *hard surface finishes to the vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian and vehicular access*

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 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.

The following information has been submitted to discharge condition 4 and 5.

Planning Application Form; and
Drawing No. 03 Rev A – Proposed Site Plan.

The following hard and soft landscaping details are proposed which are acceptable.

① MARSHALLS BLOCK PAVING
(CHARCOAL COLOUR OR SIMILAR)



② WATER FEATURE

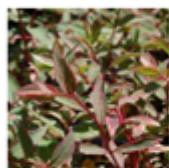


③ CROSS BOARD TIMBER FENCE



ALL LOW LEVEL PLANTING AREA TO BE SHRUBS. BELOW ARE LISTS OF PLANTS

- PHLOMIS FRUTICOSA
- HYPERICUM MOSERIANUM TRICOLOR
- SPIREA SNOWMOUND
- BUXUS SEMPERVIRENS
- HAKONECHLOA MACRA AUREOLA (ALBOAUREA)
- ELAEAGNUS EBBINGEII LIME LIGHT
- HEBE RED EDGE



HYPERICUM MOSERIANUM TRICOLOR



SPIREA SNOWMOUND



HEBE RED EDGE



PHLOMIS FRUTICOSA

No further information is required to discharge condition 4 and 5.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 3,4 and 5 of planning approval 20220198.

Recommendation

ADET - Approval of details

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

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
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Signed:	<i>A Grout</i>	Signed:	
Dated:	8 th September 2022	Dated:	09 September 2022

Gravesham Borough Council