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Cover Letter and Statement

Site Address: 20 Spring Grove, Gravesend, Kent DA12 1LL

Planning Application ref: 20231280

Appeal ref: APP/K2230/D/24/3342187

Case Officer: C Hall

Applicant: Mr. Herdev Kandola

SUBJECT: CONDITION DISCHARGE STATEMENT
FOR THE APPROVED APPEAL DECISION NOTICE

Introduction:

To whom it may concern,

This statement is prepared to fulfil the conditions on the approved appeal decision notice referenced as APP/K2230/D/24/3342187. This decision notice is related to the planning application ref. 20231280 for the "Creation of vehicular crossover with hard-standing" at 20 Spring Grove, Gravesend, Kent DA12 1LL.

The original application pertains to converting the front garden into a raised vehicle hardstanding area with a dropped kerb and vehicular crossover. The conditions outlined in the appeal decision notice and our response to them are detailed below.

The decision notice is included with this application for your review. The decision states:

The appeal is allowed, and planning permission is granted for the change of the front garden into a raised vehicle hardstanding area with dropped kerb and vehicular crossover at 20 Spring Grove, Gravesend, Kent DA12 1LL in accordance with the terms of the application reference 20231280, subject to the following conditions:



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Condition 1:

- 1) *The development hereby permitted shall begin not later than 3 years from the date of this decision.*

Our statement:

In compliance with Condition 1 of the planning permission, we confirm that the development hereby permitted will commence within 3 years from the date of the decision notice. The key milestones and timeline for the commencement are as follows:

1. **Decision Date:** 01/07/2024
2. **Commencement Deadline:** The development will begin no later than 01/08/2026 (two years from receiving the Kent County Council Vehicle Crossover Approval)

We will ensure that all necessary preparations and approvals are in place to meet this deadline.

Condition 2:

- 2) *The development hereby permitted shall be carried out in accordance with the following approved plans: P2 - Proposed Site Plan, P3 - Existing and Proposed Elevations, P4 - Existing and Proposed Section AA, P5 - Visibility Splay Block Plan, P6 - Existing/Proposed Block Plans, P7 - Site Location Map.*

Our statement:

It is hereby confirmed that the proposed alterations will be carried out in accordance with the submitted plans mentioned above.

Condition 3:

- 3) *No development shall commence until details/samples of the materials to be used in the construction of the external surface of the hardstanding hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples and retained thereafter.*

Our statement:



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In compliance with Condition 3 of the planning permission, we hereby submit the details and samples of the materials proposed for use in the construction of the external surface of the hard standing. The materials selected are as follows:

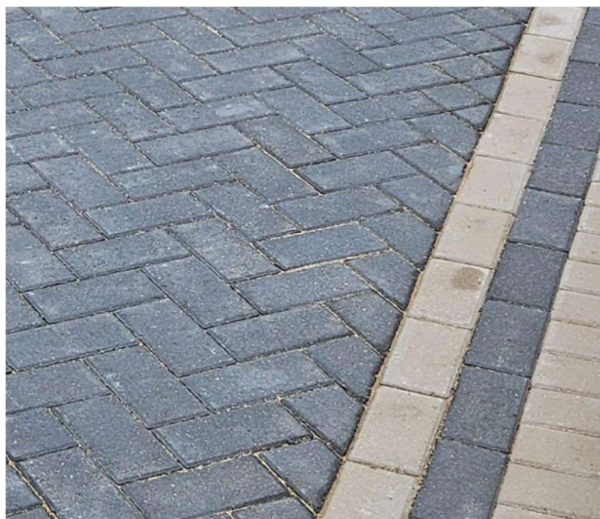
Dropped Kerb:

- **Material Type:**
 - Tarmac surface for the pavement
 - As stated in the "Specification for the Construction of a Light Vehicle Crossing Over a Footway or Verge," the kerbs will be precast concrete (granite aggregate). This includes 125mm x 150mm bull nose kerbs type BN, 255mm x 150mm left- and right-hand taper kerbs type DL1 and DR1, and occasionally 125mm x 255mm half-batter kerbs type HB2. The new 4 drops and 2 tapers will be designed accordingly.
- **Colour/Finish:** The colour will match the existing colour of the pavement.

These materials have been chosen to ensure durability, aesthetic compatibility with the surrounding environment, and compliance with local planning guidelines.

Parking Area in the Front Garden:

- **Material Type:** Concrete Pavers
- **Colour/Finish:** Charcoal Block Paved Driveway with Natural Grey Border



Precedent photo of the material planned to be used in the parking area



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Condition 4:

- 4) *No development shall commence until there shall have been submitted to and approved in writing by the LPA a scheme of hard and soft landscaping.*

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 occupation of the buildings or the completion of the development, whichever is the sooner; 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.

Our statement:

In compliance with Condition 4 of the planning permission, we hereby submit a comprehensive scheme of hard and soft landscaping for approval by the local planning authority (LPA). The proposed scheme includes the following elements:



Hard Landscaping:

- **Boundary Treatments:** The existing boundary will be removed from the section where the new driveway is planned. The ends will be seamlessly finished using the same mortar, and the bricks from the removed boundary wall will be reused.
- **Parking Area:** The front garden area planned for parking will be a Charcoal Block Paved with Natural Grey Border. The shrub located in this area will be removed and disposed of according to regulations for handling plant waste if can not be reused.

Soft Landscaping:

- **Planting Plan:** The area on the opposite side of the new parking area, next to the stairs, will receive the flower shrubs, and the existing ones will be maintained accordingly. If possible, the small tree in the area planned for the new parking space will be relocated to the small garden space next to the stairs.
- **Existing Garden Maintenance:** The existing garden on the other side of the stairs leading to the property will be maintained and protected during construction. Flower bushes that have been present for over 5 years will be replanted to ensure their preservation.

All planting, seeding, and turfing will be carried out in the first planting and seeding seasons following the completion of the development.

Furthermore, any trees or plants that die, are removed, or become seriously damaged or diseased within 5 years from the completion of the development will be replaced in the next planting season with others of similar size and species.

Condition 5:

- 5) *The vehicular access hereby permitted shall not be brought into use until a vehicular crossover (dropped kerb) has been constructed following the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted and thereafter maintained.*



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Our statement:

In compliance with Condition 5 of the planning permission, we hereby submit the details for the construction of the vehicular crossover (dropped kerb) as follows:

1. **Specification and Requirements:** The vehicular crossover will be constructed in accordance with the Highway Authority's specifications and requirements. This includes:
 - o **4 Drops and 2 Tapers** - A total width of 5.4m.
 - o The first taper to be constructed from the redundant parking bay.
2. **Approval:** Written approval from the Highway Authority has been obtained. The Highway consent was approved on 1/8/2024 by the Kent County Council Vehicle Crossover Approval, with KCC Reference: **CSM: 46201101**.
3. **Construction Details:** The vehicular crossover will be commensurate with the width of the vehicular access as permitted (5.4m - 4 drops and 2 tapers).

Condition 6:

- 6) *Before the access hereby permitted is first brought into use 2.0m by 2.0m pedestrian visibility splays shall be provided at the back edge of the footway on either side of the vehicular access and thereafter no boundary wall, fence or other means of enclosure or obstruction exceeding 600mm in height shall be erected or placed within the visibility splays.*

Our statement:

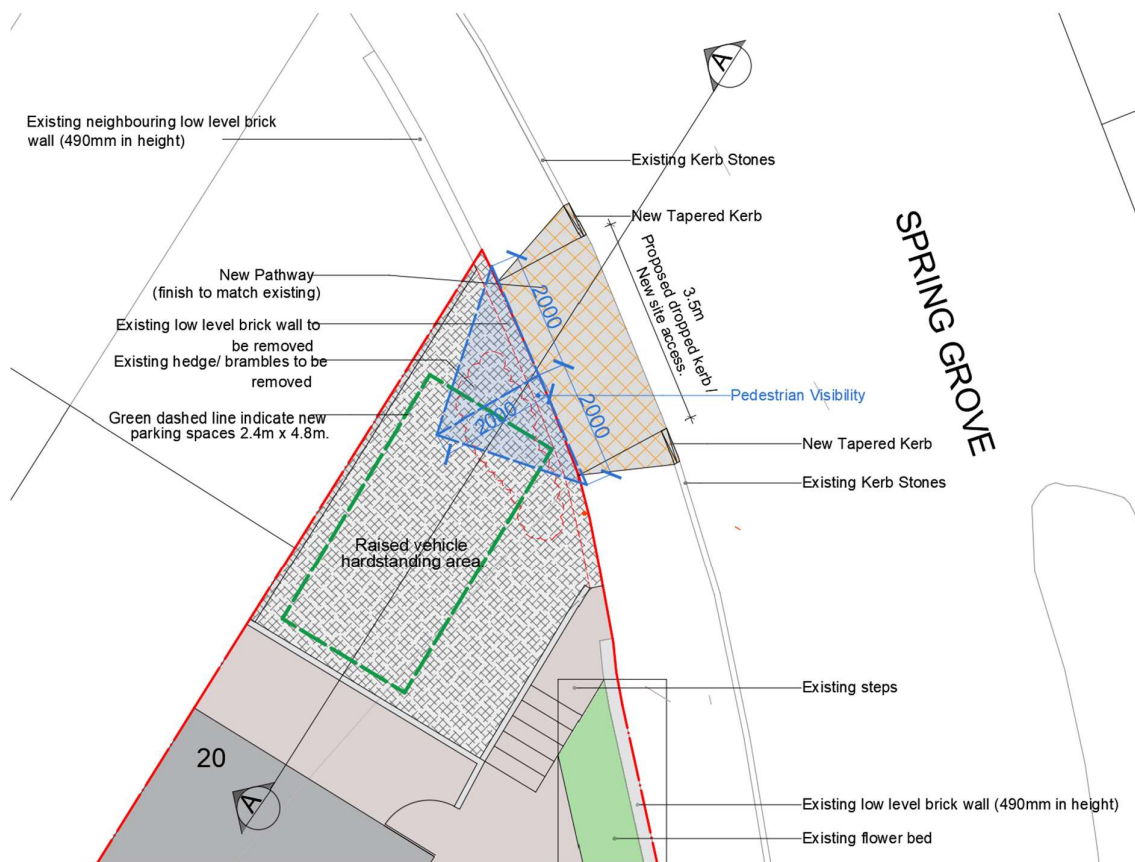
In compliance with Condition 6 of the planning permission, we hereby submit the details for the provision of pedestrian visibility splays as follows:

1. **Visibility Splays:** We provide a 2m x 2m pedestrian inter-visibility splay to the back edge of the footway to ensure that drivers have a clear sight of pedestrians when emerging onto the highway. These splays are free of any obstructions, and boundary walls or fencing are no more than 0.6m high.
2. **Height Restrictions:** No boundary wall, fence, or other means of enclosure or obstruction exceeding 600mm in height will be erected or placed within the visibility splays. This will ensure that the visibility splays remain unobstructed at all times.



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3. **Maintenance:** The visibility splays will be maintained to ensure they remain clear of any obstructions exceeding 600mm in height, in accordance with the approved details.



Condition 7:

- 7) *No gates shall be installed across the vehicular access hereby permitted at any time.*

Our statement:

In compliance with Condition 7 of the planning permission, we confirm that no gates will be installed across the vehicular access at any time. The client has no plans to install any type of gate for the designated parking space in the garden.



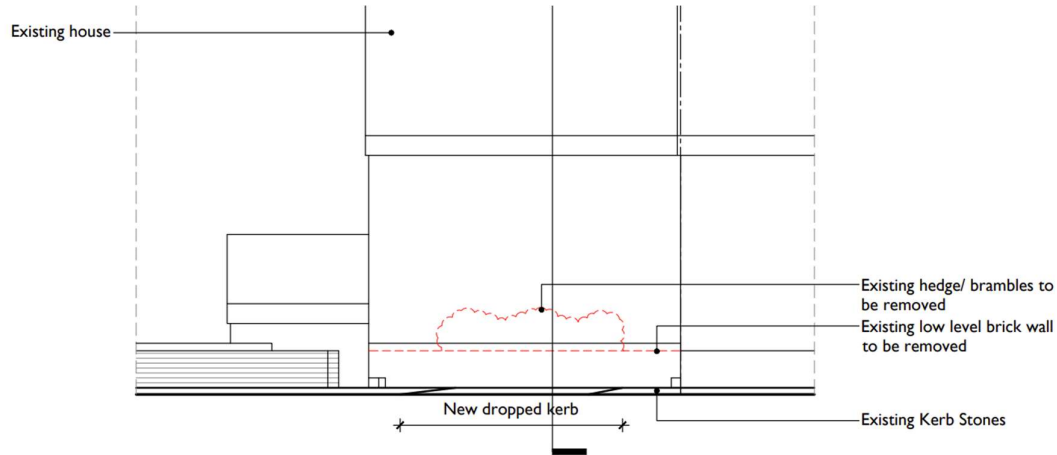
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Proposed boundary wall elevation

1:100 at A3

Conclusion:

This statement is prepared for the discharge of conditions on the allowed appeal ref. APP/K2230/D/24/3342187 on the original full planning application ref. 20231280 for "Creation of vehicular crossover with hardstanding" 20 Spring Grove, Gravesend, Kent DA12 1LL.

Should you need any further information, please do not hesitate to contact me.

Regards,

Stasha Jovanovikj

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