



Delegated Report

Planning Application

Planning Application No: 20240226

Location: Salem Yard, Salem Place, Northfleet, Gravesend, Kent DA11 9QA

Description: Application for the approval of conditions 3, 4, 5, 6, 7, 8 and 12 attached to planning permission reference number 20230961 relating to samples and details for (3) a scheme of sustainable surface water drainage, (4) external facing materials, (5) hard surface treatments and screening walls, (6) soft landscaping, (7) external lighting, (8) refuse arrangements and (12) drainage system for the infiltration of surface water into the ground.

Applicant: Mr Haynes

Submitted Documents/Plans

Application form
Schedule of Conditions
Schedule of proposed materials, landscaping and boundary finishes
Drawing no. 04B (proposed plans and elevations)
Drawing no. 08A (ground floor plan and external works)

Relevant Planning History

20230961	Erection of a detached two-bedroom bungalow.	Permitted	09.11.2023
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Consultations, Publicity and Representations

Consultees

KCC Flood and Water

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known

whether the development falls within sub-paragraph

(c) (i);

d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

GBC Waste

I have reviewed this planning application and I am happy with the refuse storage arrangements.

Officer's Analysis

Condition 3 of 20230961 states:

3. *No development shall be commenced until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The details submitted should specify the responsibilities of each party for the implementation of the drainage measures, a timetable for implementation and a management and maintenance plan for the lifetime of the development. The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.*

Reason: In order to ensure adequate arrangements for the disposal of surface water, in accordance with adopted Policy CS18 Gravesham Local Plan: Core Strategy (September 2014).

The applicant has stated the following in response to this condition:

The Application site is very restricted in its size.

It is a requirement of Part H3 of the Building Regulations that no soakaway is to be built within 5.0m of a building. This therefore precludes the possibility of building any soakaways for the discharge of rainwater on this site.

An application was therefore submitted to Southern water Services Ltd for consent to discharge the surface water system into the public sewer that runs across the application site from north to south.

Southern Water Services Ltd have confirmed in their letter reference 13568 and dated 06 March 2024 that there is sufficient capacity for the discharge of surface water into the system and consent is granted subject to conformation of approval of the Planning Authority.

A copy of the letter is attached to this Schedule as Appendix A. Details of the drainage arrangement is shown on drawing no 08A. KCC Flood have raised no issues and the letter from Southern Water also raises no issues therefore condition 3 can be discharged.

Condition 4 of 20230961 states:

4. *Prior to the commencement and notwithstanding the details shown on the approved plans and application form before of any above ground works, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by*

the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To maintain the character and appearance of the building and to ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The applicant has submitted a Schedule of Proposed Materials in support of this application. The proposed materials are:

Roof – Marley modern roof tile in smooth grey
Walls – Wienerberger chartham multi stock facing
Front door – composite entrance door in black
Windows – white uPVC
Fascias – white uPVC fascias and rainwater goods
Exterior lighting – exterior light type 1 fitted approx. 105mm above ground level; exterior light type 2 fitted approx. 150mm above ground level

The properties facing Shepherd Street are constructed of similar materials as above. The properties in Salem Place are predominately rendered, two storey turn-of-the-century dwellings. The application site sits behind the houses facing Shepherd Street and will be read in the context of these. Given this, and the mixed street scene, no concerns are raised with regards to the suggested materials. Condition 4 can therefore be discharged.

Condition 5 of 20230961 states:

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 hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority. This information shall include the means for surfacing, draining and demarcating the car parking space and its means of access including the potential need to relocate the existing lighting column. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development.*

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with adopted Policy CS19 of Gravesham Local Plan: Core Strategy (September 2014).

In terms of hard surface treatments the parking area is proposed to be finished in a Marshall Keyblock grey slab and the paving slabs to be 450x450mm grey slabs. These will be located to the front of the property. The majority of surface treatment in the vicinity is tarmac and concrete. The proposed surface treatment is an improvement on this and no objection is raised. In terms of boundary walls, these are to remain. A 1.5m high close boarded fence is proposed to surround the refuse storage enclosure to the rear of the site. This is enclosed by the existing boundary wall and therefore will not be readily visible. The proposed details are acceptable and Condition 5 can be discharged.

Condition 6 of 20230961 states:

6. *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 of the site 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 development. 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 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 (September 2014).

The applicant has confirmed that the soft landscaping will consist of natural grass. The site currently consists of buildings and hardstanding and therefore, in terms of biodiversity and appearance, the laying of grass is an improvement to the current situation. Condition 6 can be discharged.

Condition 7 of 20230961 states:

7. *Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site without the prior written consent of the Local Planning Authority having first been received.*

Reason: In order to ensure the development does not cause harm to residential amenity by reason of the installation of intrusive lighting and in accordance Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

External lighting is proposed to the front of the property and to the boundary wall located adjacent to the parking area. This is sufficient for the purpose of lighting the way for the residents without causing any detrimental impact on any neighbouring dwelling. Condition 7 can therefore be discharged.

Condition 8 of 20230961 states:

8. *Prior to the first occupation of the development hereby approved details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.*

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

Drawing no. 08A shows the refuse store to the rear of the parking area. No objection is raised to this and Condition 8 can be discharged.

Condition 12 of 20230961 states:

No drainage system for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the underlying groundwater from the risk of pollution and in accordance with the requirements of the National Planning Policy Framework (NPPF).

In terms of this condition the applicant has the same response as that for condition 3. The surface water drainage arrangement is shown on Drawing no. 08A. The proposed arrangement is acceptable and Condition 12 can be discharged.

Recommendation:

Discharge conditions 3, 4, 5, 6, 7, 8 and 12.

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

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	1 May 2024	Dated:	01 May 2024