

Delegated Report

Application No: 20250790

Location: Cherry Dene, Norwood Lane, Meopham, Kent

Description: Application for the approval of condition 3 (External Facing Materials) and condition 13 (Cycle Storage) attached to planning reference number 20240580.

Applicant: Mr Russ Coleman, R And D Elite Ltd

Submitted Documents/Plans

Application form

Drawing no. 0724.WD.05K (site plan)

Drawing no. 0724.WD.10B (north and east elevations – dwelling A)

Drawing no. 0724.WD.11B (south and west elevations – dwelling A)

Drawing no. 0724.WD.09F (north and east elevations – dwelling B)

Drawing no. 0724.WD.08C (south and east elevations – dwelling B)

Relevant Planning History

20240580 Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.

Permitted 26.03.2025

Consultations, Publicity and Representations

KCC Biodiversity Officer

Condition 8 states: *Prior to the installation of any external lighting and prior to the first occupation of the dwelling (whichever is earliest), a detailed lighting plan to include the following: o Plan showing location of lighting, light fittings and light spill o Downward facing o On a motion sensor (where possible) o Follow the recommendations within Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night' must be submitted to and approved in writing by the Local Planning Authority. It must demonstrate that the lighting plan has been designed in accordance with Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting' guidelines (or subsequent editions/updates) and the replacement bat roosts will not be impacted by artificial lighting. The plan must be implemented as approved and maintained thereafter*

We advise that no information has been provided detailing what lighting will be installed within the site.

We advise that a lighting plan or information confirming no external lighting will be installed must

be submitted prior to the discharge of the condition.

The applicant has confirmed that no external lighting is proposed and therefore this condition does not need to be discharged until such time that lighting is proposed. Condition 8 has been removed from this application to discharge conditions.

Analysis

Condition 3 of 20240580 states:

Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the approved details.

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

The applicant has submitted plans showing the following materials:

Dwelling A

Krend pewter grey scraped texture silicone render to front dormers
Windows, bi-fold doors and garage doors to be finished in grey
Cedar boarding to the front
Cedar boarded front door
Cedar boarding to the front of the rear dormers
Plinth brickwork as Ashbury stock handmade by Camtech Building products
Krend Oatmeal scraped texture silicone to remainder of the house
Marley Acme single camber clay plain tiles Fakenham mix
Black rainwater goods

Dwelling B

Krend pewter grey scraped texture silicone render to front dormers
Windows, bi-fold doors and garage doors to be finished in grey
Cedar boarding to the front
Cedar boarded front door
Plinth brickwork as Ashbury stock handmade by Camtech Building products
Krend Oatmeal scraped texture silicone to remainder of the house
Marley Acme single camber clay plain tiles Fakenham mix
Black rainwater goods

The proposed materials are acceptable and this condition can be discharged.

Condition 13 of 20240580 states:

Within three months of the commencement of development full details of cycle storage at a provision of 1 space per bedroom shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be retained thereafter.

Reason: To ensure that the development is built in accordance with Policies CS11 of the Gravesham Local Plan Core Strategy 2014 and T5 of the Gravesham Local Plan First Review 1994.

The plan 0724.WD.05K shows sufficient cycle storage for each dwelling and therefore this condition can be discharged.

Recommendation:

Discharge conditions 3 and 13 of 20240580.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 29 September 2025	Dated: 30th September 2025