

Delegated Report

Approval of Details Application

Planning Application No: 20250797

Location: 232 Singlewell Road Gravesend Kent DA11 7RE

Description: Application for the approval of condition 3 (External Facing Materials) attached to planning reference number 20241153.

Applicant: Mr Singh

Submitted Documents/Plans

- Application Form
- Schedule of Materials

Relevant Planning History

Reference	Description	Outcome	Decision Date
20241153	Demolition of existing dwelling and erection of a 4-bed chalet bungalow.	Permitted	27.06.2025

Consultations, Publicity and Representations

Not required for this type of application.

Officer's Analysis

This application seeks to discharge condition 3 attached to application 20241153 relating to external material finishes.

Condition 3 states:

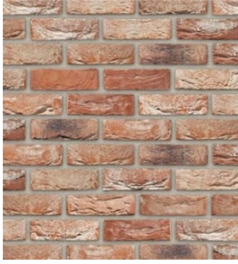
Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby 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 ensure a satisfactory visual relationship between the existing and new development in accordance with adopted Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

This condition was imposed to ensure that the proposed development was finished utilising appropriate materials.

The below details have been provided to support this application:

Facing Bricks



Vandersanden Flemish Antique Stock Facing Brick

Windows



Grey Upvc windows

Cladding



Anthracite Grey Horizontal Coastline Composite Cladding - Length 5m x Width 203mm

Roof Tiles



Marley Concrete Plain Roof Tile Smooth Grey 267 x 168mm

Front Door



Composite Front Double Door

Singlewell Road comprises dwellings of varying types and styles with different material styles. The proposed choice of brick and window colours and front door is similar to that of No. 226 Singlewell Road.



The proposed use of slates is similar to the slates used on the roof of No.253 Singlewell Road.



As can be seen from the above the properties are all within close vicinity to each other and so the proposed use of materials is deemed acceptable and complimentary to the surrounding dwellings.

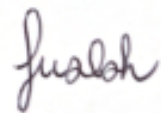
Conclusion

The proposed materials are considered acceptable and it is considered that condition 3 attached to planning permission reference number 20241153 can be discharged.

Recommendation

Approval of Details

See Draft Decision

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	29th September 2025	Dated:	30 September 2025