



Delegated Report

Application No:	20240324
Location:	Nutfield Farm, Priestwood Road, Meopham DA13 0DA
Description:	Application for approval of conditions 3 and 4 attached to planning permission reference number 20230312 allowed on appeal under reference number APP/K2230/W/23/3323850 relating to the details of (3) samples and materials of external surfaces and (4) hard and soft landscaping.
Applicant:	Mr & Mrs Stephen Church

Submitted Documents/Plans

Application form
Covering letter
Schedule of conditions
Leaflet of character grade oak featheredge cladding
Photo of featheredge boarding details
Guttering details
Photo of Arbutus Unedo Atlantic
Photo of Cornus Kousa John Slocock
Photo of a Trachelospermum Jasminodes
Photo of a Garenia Jasminoides
Photo of a Marshalls Drivesett Pennant Grey paving slab
Photo of a Marshalls Antique Alverno Autumn Bronze Multi paving slab
Photo of a Fraseri Red Robin
Photo of a Prunus Shogetsu
Photo of liver grey granite setts
Photo of gravel shingle
Solarlux folding glass door details
Velfac window details
Technical sheet for a Wienerberger Humber Sandfaced plain tile
Technical sheet for a Wienerberger Olde Essex Red Multi brick
Photo of a Wienerberger Humber Sandfaced plain roof tile Buckingham
Drawing no. 539/D01 (living room window and bifold doors)
Drawing no. 539/PL07 (landscape plan)
Drawing no. 539/PL08 (landscape plan)
Drawing no. 539/D02 (window and external door elevations)

Relevant Planning History

20230312 Demolition of the existing detached 4-bedroom dwelling, together with its associated garages and outbuildings and its replacement by a detached 3-bedroom bungalow with associated detached double garage and mower store.

Refused 25.05.2023
Allowed on Appeal (APP/K2230/W/23/3323850)

Analysis

Planning application 20230312 was allowed at appeal under reference APP/K2230/W/23/3323850. Four conditions were imposed on the permission and this application seeks to discharge condition 3 and 4 below.

Condition 3:

No development above slab level shall commence until details including samples of the materials to be used in the construction of all external surfaces of the development 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.

The applicant has submitted the following details in support of discharging this condition:

Brick walls: Wienerberger Olde Essex Red Multi stock brick 215 x 102.5 x 65mm.
Weatherboarding: 175 x 24/6mm oak featheredge weatherboarding with natural finish, e.g. Osmo Natural Oil Woodstain or similar approved.
Fascias & Bargeboards: 25mm thick oak boarding with natural finish, e.g. Osmo Natural Oil Woodstain or similar approved.
Lead Flashings: Code 4 lead apron flashings treated with patination oil.
Roof Tiles: Wienerberger Humber Sandfaced Buckingham plain clay roof tile 265 x 165mm.
Rainwater Goods: Alumasc Infinity 115mm Half Round Galvanised Steel Guttering system.
Windows Velfac or similar composite windows with the external aluminium coloured RAL 7033 (cement grey) and the internal timber finished in RAL 9001 (cream white).
Entrance Door: Composite construction with the external aluminium coloured RAL 7033 (cement grey) and the internal timber finished in RAL 9001 (cream white). Design as approved elevations.
Utility Room Door: Composite construction. 2XGG pattern.
Bifold Doors: Solarlux Combiline or similar Bi-fold Doors with the external aluminium coloured RAL 7033 (cement grey) and the internal timber finished in RAL 9001 (cream white).

The above materials are acceptable and therefore this condition is discharged.

Condition 4:

No development above slab level shall commence until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- a) Pedestrian access and circulation areas,*
- b) Boundary and screening by means of fences, walls or other means,*
- c) Any lighting installations,*
- d) Hard surfacing materials,*
- e) Schedules of plants, noting species, planting sizes and proposed numbers/densities and arrangements for aftercare,*
- f) Retained areas of trees and hedgerows; and*

g) A timetable for implementation of the soft and hard landscaping works.

The scheme of Soft and Hard Landscaping works shall be implemented in full accordance with the approved details and timetable. If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes seriously damaged or defective, another tree or plant of a similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant.

The landscaping works to form and surface the vehicle parking areas, shall be completed in accordance with the approved details prior to first occupation of the development.

The applicant has submitted plans showing the hard and soft landscaping layout including the details of pedestrian access and circulation areas. The boundary treatments are also shown and are existing. The applicant has confirmed there will be no external lighting installation. The hard landscaping includes:

Tarmacadam: As existing. Cut back tarmacadam at the site entrance to the extent shown on the site plan.

Granite Setts: 100 x 100 x 100mm silver grey granite setts. Laying details:

- Remove about 230mm of topsoil/vegetation
- Create adequate falls for drainage
- Install edge restraints, these should be sufficiently robust
- Lay a minimum of 150mm sub-base (in two layers of 75mm thick)
- Thoroughly compact each layer with a plate vibrator
- Add a mortar base layer of 3:1 sand to cement between 15-30mm
- Lay cropped granite setts in the bed, 8-15mm apart
- Fill in the joints with 4:1 sand to cement mix and leave to set

Gravel Drive: 10-20mm gravel/shingle. Laying details:

- Remove debris, turf, or topsoil
- Dig out driveway area to a minimum depth of 200mm to allow for 50mm minimum gravel, and 150mm for the sub-base.
- Compact the base with a roller.
- Lay 150mm MOT Type 1 aggregate to form a sub-base and compact with a roller.
- Lay a weed prevention membrane over the sub-base.
- Shovel 10-20mm gravel/shingle onto the weed prevention membrane to a minimum depth of 50mm and spread across the surface with a rake to distribute the gravel evenly.

Paths: Marshall's Drivesett Tegula Original Pennant Grey Project Pack 160mm wide & 50mm deep. 120mm, 160mm & 240mm lengths. Marshalls 600 x 150 x 50mm round top concrete edge restraints in white. Laying details:

- Mark the route of the path with pegs and a line
- Dig 240mm into the soil along the route of the path
- Lay a compacted sub-base of 150mm MOT Type 1 in layers not exceeding 75mm with a minimum longitudinal fall of 1:80 and a cross fall of 1:40.
- Cover the area with 40mm of well graded grit sand to a final compacted thickness of 30mm.
- Lay concrete pavers with a joint width of 2-5mm.
- Fill all joints with kiln dried fine jointing sand.
- Compact with a plate vibrator.

Terrace at the rear: Marshalls Fairstone Antique Alverno. Autumn Bronze Multi. Sizes: 855x570x22mm, 570x570x22mm, 570x285x22mm & 285x285x22mm laid as recommended with 10mm joints & plastic edge restraints. Laying details:

- Dig a depth of 150mm minimum across the whole area, making sure the soil is evenly compacted.
- Lay a compacted sub-base of 100mm MOT Type 1 in layers not exceeding 75mm with a minimum longitudinal fall of 1:80 and a cross fall of 1:40.
- Cover the area with 40mm of 1:3 cement:sand mortar.
- Cover the area with 40mm of 1:3 cement:sand mortar.
- Lay concrete pavers 15mm into the concrete, leaving a 10mm gap between them
- Leave to set for at least 24 hours
- Fill the gaps between the concrete pavers with Weatherpoint 365.

The applicant is proposing to use loose gravel. The Council's highway officer raised concerns in his advice to the planning application:

The use of gravel drives should be discouraged due to the risk of gravel being deposited on the highway, which then becomes a danger to highway users. A bound permeable material is preferred. If gravel is to be used, then it should finish at the gate, with the area between the gate and the highway should be tarmac or similar hard surface to allow for any gravel to be deposited here, and the area should then be regularly swept to ensure no gravel migrates to the carriageway.

The plans show the gravel to extend beyond the gate; the same arrangement as considered by the Planning Inspector who raised no concerns. It also shows four rows of granite setts before tarmac area adjacent to the road. This is not ideal however the applicant has stated that they will sweep the gravel back on to the drive and, on balance, this is acceptable. This condition can be discharged.

Recommendation:

Discharge conditions 3 and 4.

See draft Decision

Case Officer: Mrs Alison Webster	Team Leader: Miss Faye Hobbs
Signed: 	Signed: 
Dated: 22 May 2024	Dated: 23 May 2024