

Delegated Report

Application No: 20250526

Location: Cherry Dene, Norwood Lane, Meopham, Gravesend

Description: Application for the approval of condition 3 (External Facing Materials), condition 8 (Detailed Lighting Plan) and condition 13 (Cycle Storage) attached to planning reference number 20240580.

Applicant: Mr Russ Coleman

Submitted Documents/Plans

Drawing no. 0724.WD.05K (proposed detailed site plan)
Drawing no. 0724.WD.20 (proposed materials details)
Drawing no. 0724.WD.08B (dwelling B south and west elevations)
Drawing no. 0724.WD.09E (dwelling B north and east elevations)
Drawing no. 0724.WD.11B (dwelling A south and west elevations)

Relevant Planning History

20240580 Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.
Approved 26.03.2025

Consultations, Publicity and Representations

No comments received.

Analysis

Condition 3 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 materials drawing and elevational drawings have been submitted in support of discharging this application (although it is noted that an elevation drawing showing the north and east elevations of dwelling A is missing). This shows the following:

Plinth brickwork to be Ashbury stock handmade brick
Roof tiles as Marley Acme single camber clay plain tiles
Silicone render as Krend Pewter Grey and Krend Oatmeal (the plans show where each of these are to be located on the dwellings)
Cedarboard cladding to the front

No mention of rainwater goods has been made however these are shown on the plans to be black.

The plans also show windows and bi-fold doors to be RAL7033 which is a cement grey.

There is also an image of the proposed bin and cycle store which is finished in timber. No objection is raised to the appearance of these.

The street scene is mixed with more rendered and painted houses to the west of the site and pebble dashed houses to the east. No objection is raised to the proposed materials and this condition can be discharged.

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.

Reason: In order to limit the impact of the lighting on wildlife with regard to Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

The type of lights to be provided are shown on the materials plan however there is no information regarding where these are to be situated. There is no information regarding light spill or how they follow the recommendations within the Bat Conservation Trust/Institute of Lighting Professional's 'Guidance Note 08/23 Bats and Artificial Lighting at Night'. This condition also requires the plan to demonstrate that the replacement bat roosts will not be impacted by artificial lighting. The replacement bat roosts are to be provided within the submission relating to condition 5 which has not yet been applied for. The information provided to discharge this condition is therefore insufficient and this condition is not discharged.

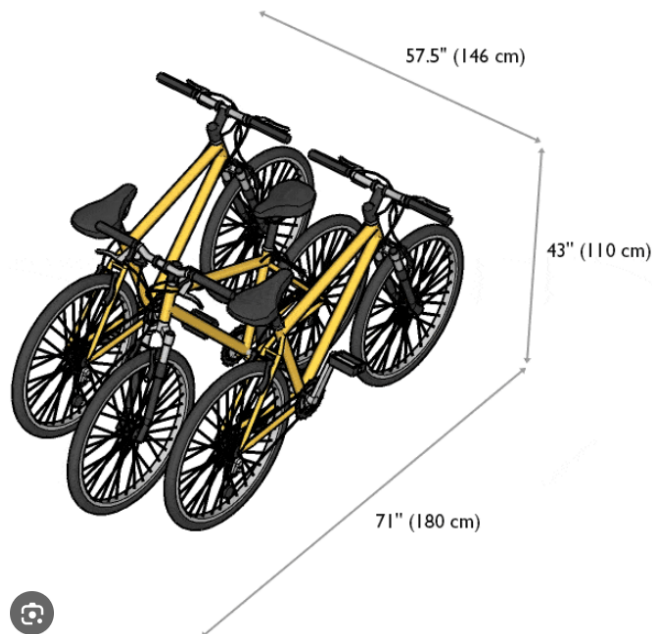
Condition 13 states:

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 submitted site layout plan shows details of a shed for each property and provides the external measurements for this however it is not a cycle store and does not demonstrate how many cycles can be accommodated. Therefore it is not possible to be certain that the ratio of one space per bedroom is being accommodated. The below shows the measurements for approx. 3 cycles:



It is unlikely five cycles will fit in this shed which is the requirement for dwelling A. Due to lack of information this condition is not discharged.

Recommendation:

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 23rd July 2025	Dated: 23rd July 2025