



Delegated Report

Discharge of conditions

Planning Application No: 20240347

Location: Westwood 38 Rhododendron Avenue Meopham Gravesend

Description: Application for the approval of conditions 4 and 5 attached to planning permission reference number 20230225 relating to details of (4) hard and soft landscaping and (5) cycle storage.

Applicant: Mr T Raif

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Application form for approval of details reserved by condition;
Drawing no. 421_PN_01 Rev. B Landscape plan; and
Drawing no. 421_PN_02 Landscape specifications received 05 June 2024.

Superseded Documents/Plans

Drawing no. 421_PN_01 Rev. A Landscape plan; and
Drawing no. 421_PN_02 Landscape specifications received 16 April 2024.

Procedural issues

Following a request for clarifications and additional biodiversity enhancements from the case officer, the proposal was amended and subject to a second consultation with the KCC Biodiversity Officer.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230983	Alterations to rear ground levels and provision of two retaining walls to create garden terrace.	Permitted	11.01.2024
20230842	Application for the approval of condition 3 attached to planning permission reference number 20230225 relating to details of the external facing materials.	Approved	05.10.2023
20230225	Demolition of existing dwelling and erection of replacement dwelling.	Permitted	09.05.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

KCC Biodiversity Officer

Initial response:

The submitted information has detailed the following will be included within the site:

- Native Hedgerow
- Native planting
- Log piles

We are satisfied that these measures will benefit biodiversity however more could be done including:

- Inclusion of hedgehog highways in the close board fencing
- Bird and bat boxes within the site boundary.

We recommend that information is provided confirming what measures can be implemented within the site.

Second response:

The submitted information has detailed the following will be included within the site:

- Native Hedgerow
- Native planting
- Log piles
- Flowering Lawn Mix in the lawn
- Inclusion of hedgehog highways in the close board fencing
- Bird and bat boxes within the site boundary.

We are satisfied that these measures are sufficient to discharge the condition.

GBC Service Manager (Housing Operations)

No response received.

Officer's Analysis

Planning permission reference 20230225 was granted for the demolition of the existing dwelling and the erection of a replacement dwelling at the application site. This application seeks to discharge conditions 4 and 5 of that permission.

Condition 4 reads as follows;

4. Prior to the first occupation of the dwelling hereby approved, a scheme detailing the proposed hard and soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:
 - (i) the type and species of planting to be carried out to include their quantity and size;
 - (ii) measures to promote biodiversity enhancement to include the planting of native and wildlife attracting species;
 - (iii) a timetable for implementation;
 - (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and
 - (v) the materials for all areas of hardstanding and retaining walls.

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted details show;

- Native Hedgerow planting
- Native planting
- Log piles
- Flowering Lawn Mix in the lawn
- Hedgehog highways in the close board fencing
- Bird and bat boxes within the site boundary
- London Stone ash beige porcelain paving at the rear and front of the dwelling
- Buff coloured decorative gravel pathway at the front and side of the dwelling
- Two rendered (K-Rend K1 silicone in champagne colour) retaining walls at the rear

Condition 5 reads as follows;

5. Prior to the first occupation of the dwelling hereby approved, details of secure and weather proof cycle storage (for four cycles) shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage shall be provided prior to the first occupation of the dwelling and thereafter be retained for such purposes at all times.

Reason: To ensure adequate cycle storage at the application site and in accordance with Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The submitted details show a 2 metre (width) by 1.2 metre (depth) by 1.35 metre (maximum height) timber clad, bicycle store, located on an existing hardstanding, adjacent to the southern site boundary.

Design, Character and Appearance

The proposed soft landscaping would improve the appearance of the application site. The proposed hard landscaping would match with the proposed building and would not be out of character with the surrounding environment. The proposed bicycle store would be timber clad and therefore appropriate in this rural location. As such, the submitted details would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Neighbouring Amenity

The proposed details would not have any adverse impacts on the residential amenity of surrounding occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Parking and Highways

The proposed bicycle store would have sufficient space to accommodate four bicycles and as such, would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

Biodiversity

The proposed soft landscaping would include native species and provide a number of biodiversity enhancements. As such, the proposed details would improve biodiversity at the application site and would be in line with Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

Other matters

The applicant should be reminded that planning permission reference 20230983 (for alterations to the rear ground levels and provision of two retaining walls to create a garden terrace) includes a hard and soft landscaping condition which has yet to be discharged (condition 3). The details can be the same as that submitted for the current application.

Condition 3 of planning permission 20230983 needs to be discharged by six months of the date of the permission (i.e. by 11 July 2024). Therefore, this issue will be referred to the GBC Planning Enforcement Team.

Conclusion & Recommendation

The Local Planning Authority is satisfied with the landscaping and bicycle storage details submitted in relation to planning permission reference 20230225 and as such, conditions 4 and 5 can be discharged.

(For further details, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	4th July 2024	Dated:	04 July 2024