



Delegated Report

Discharge of condition

Planning Application No: 20241143

Location: 21 Norah Lane Higham Rochester Kent

Description: Application for the approval of condition 6 (Landscaping) attached to planning reference number 20240420.

Applicant: Mrs Holly Eghator

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Application form for approval of details reserved by condition;
Drawing no. Layout ID 01 – WIP Site plan, existing and proposed block plans, 3D images and photographs received 16 December 2024;
Drawing no. Layout ID 01 – WIP Existing planting plan with hard surfacing details received 20 February 2025;
Drawing no. Layout ID 02 – WIP Shingle and planting details;
Shingle and existing planting/maintenance details;
Photograph of shingle; and
5 photographs of the application site.

Superseded Documents/Plans

Existing planting plan received 16 January 2025.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240420	Demolition of existing rear lean to and dormer; erection of dormer extensions in front and rear roof slopes; conversion of additional roof space into habitable rooms; erection of front porch and widening of the existing hardstanding in the front garden.	Permitted	10.07.2024

Development Plan

Gravesham Local Plan Core Strategy (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)

- T1 – Impact of Development on Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Other Relevant Guidance

- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

None required.

Officer's Analysis

Planning permission reference 20240420 was granted for the demolition of the existing rear lean to and dormer; the erection of dormer extensions in the front and rear roof slopes; the conversion of the additional roof space into habitable rooms; the erection of a front porch and the widening of the existing hardstanding in the front garden of the application site. This application seeks to discharge condition 6 of that permission.

Condition 6 reads as follows;

6. Prior to the first occupation of the development hereby permitted, a scheme detailing the proposed hard & 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 (ideally native and wildlife attracting species) to be carried out to include their quantity and size;
 - (ii) a timetable for implementation;
 - (iii) details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and
 - (iv) the materials for all areas of hardstanding.

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, in accordance with adopted Gravesham Local Plan Core Strategy Policy CS19.

The submitted details provide all the information outlined in (i) to (iv) above. The hard surfacing details comprise of permeable shingle with a one metre depth, area of block paving (Marshalls Driveline Piora brindle (red) coloured) located adjacent to the highway and the existing planting on the northern side of the front garden would be retained and maintained, with a maximum height of between 0.6 and 1 metre.

Design, Character and Appearance

The proposed driveway would be surfaced in permeable shingle and red coloured block paving, which would be visually appropriate in this semi-rural location. The frontage would retain existing planting along the front and northern side boundaries, which would soften the hard surfaced driveway.

The proposed hard surfacing and landscaping would be acceptable and in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) the Householder Extensions/Alterations Design Guide SPD (2021) and the Gravesham Front Driveway Design Guidance (Informal Guidance) (2023).

Neighbouring Amenity

The proposed planting is already in place and with the proposed regular maintenance, there would be no adverse residential amenity impacts. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

Parking and Highways

The proposed hard surfacing and landscaping would not adversely affect visibility at the site entrance and due to its permeability, surface water drainage from the proposed hardstanding would be acceptable. As such, the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

Conclusion

The hard and soft landscaping details submitted in relation to planning permission reference 20240420 are acceptable.

Recommendation

Condition 6 of planning permission reference 20240420 can be discharged.

(For details and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:	<i>K Joyce</i>	Signed:	<i>R Hart</i>
Dated:	25th February 2025	Dated:	25th February 2025