



Delegated Report

Approval of Conditions Application

Application No: 20241058

Location: 196 And 197 Parrock Street, Gravesend, Kent, DA12 1EW

Description: Application for the approval of condition 3 (Cycle Store) and condition 4 (Refuse Store) attached to planning reference number 20230794.

Applicant: Mr Donald Holden

Submitted Documents/Plans

- Application Form – dated 20 November 2024;
- Covering Letter – dated 20 November 2024;
- Drawing no. PSH 001 – Rev. 0 – Site Plans Existing and Proposed (scale - 1:100).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230794	Conversion of existing building, currently categorised as office accommodation to a one bedroom flat and nine bedroom House of Multiple Occupation.	PERMITTED	29.09.2023

Consultations, Publicity and Representations

GBC Waste and Recycling Manager – I am happy as do not think there is anywhere else to store the bins. The number of bins is acceptable and can split half refuse and half recycling.

Officer's Analysis

This application seeks to discharge conditions 6 and 7 attached to planning permission reference 20230794, relating to:

- Cycle Storage (3)
- Waste Storage (4)

Condition 3 states the following:

3. *Prior to first occupation of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of a secure, weather proof cycle store and its location within the rear garden, which provides sufficient space for 10 bicycles to be parked. The approved cycle store shall be implemented in full prior to first use of the building as a house in multiple occupation and the structure shall thereafter be maintained and kept available for the parking of bicycles while the building remains in use as a house in multiple occupation.*

This condition was attached to ensure that sustainable transport options are available for future occupiers in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014).

The submitted details show secured cycle storage with space for 10no. bicycles, in accordance with the requirement of condition 3. Therefore, the proposal is suitable and condition 3 can be discharged.

Condition 4 states the following:

4. *Prior to first occupation of the building as a house in multiple occupation and notwithstanding the details shown on the approved plans, details shall be submitted to and approved in writing by the Local Planning Authority of the location and appearance of the refuse and recycling storage area to serve the development and the waste management arrangements associated with the proposed use. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved bin store and waste management arrangements shall be implemented in full prior to the first use of the building as a house in multiple occupation and shall thereafter be maintained while the building remains in use as a house in multiple occupation.*

This condition was attached to ensure that the development is served by suitable refuse storage, to preserve residential and visual amenities.

The details show a dedicated waste storage area for the building, accessed from Parrock Street, with space for:

- 4 x 240ltr recycling wheelie bins;
- 4 x 240ltr refuse wheelie bins;
- 4 x 23ltr food waste bins.

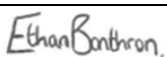
GBCs Waste and Recycling Manager has reviewed the proposal and has no objection to the location or quantity of bins for the number of occupants. Therefore, the proposal is suitable and condition 4 can be discharged.

Conclusion

The details submitted are adequate to discharge Conditions 3 (Cycle Storage) and 4 (Waste Storage).

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	15 th January 2025	Dated:	16 th January 2024