



Delegated Report

Approval of Details Planning Application

Planning Application No: 20230116

Location: 17 Darnley Road Gravesend Kent DA11 0RZ

Description: Application for the approval of conditions 4, 5, 6 and 7 attached to planning permission 20220831 relating to details of secure, covered and accessible cycle storage facilities (comprising a minimum of 1 space per flat) to serve the development, details of the refuse arrangements, a scheme of hard landscaping and a scheme detailing the proposed soft landscaping.

Applicant: Mandeep Hayer

Submitted Documents/Plans

Planning Application Form;
Covering Letter; and
Drawing No. 22 – 1421 – 05A – Block plan showing site arrangement and hard and soft landscaping.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220831	Subdivision of the existing dwellinghouse to create three self-contained units with associated amenity space	Permission	05.01.2023

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
- CS20 – Heritage and the Historic Environment

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 4 – Decision-making
- 8 – Promoting healthy and safe communities
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- TC3 – Development Affecting Conservation Areas

Consultations, Publicity and Representations

Consultees

Formal consultation is not required, however the following internal comments have been received:

GBC – Highways Manager

I have no objections to the proposed cycle parking provision.

GBC – Waste Services Manager

I have reviewed the above planning application and can confirm that I am happy with the refuse provision for this site.

Just a reminder that the purchase of the bins is down to the developer, the waste management team at the Council can assist.

The Council should be informed at least two weeks prior to the waste collections by the council taking place.

Officer's Analysis

The following information has been submitted to discharge conditions 4, 5, 6 and 7:

Planning Application Form;

Covering Letter; and

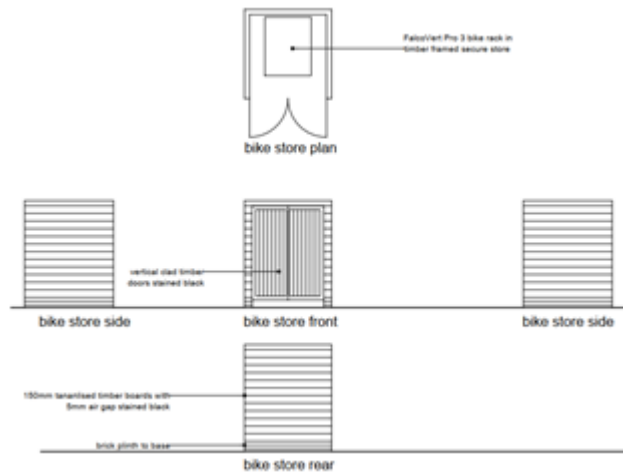
Drawing No. 22 – 1421 – 05A – Block plan showing site arrangement and hard and soft landscaping.

Condition 4

Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of secure, covered and accessible cycle storage facilities (comprising a minimum of 1 space per flat) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle storage facilities shall be provided prior to first occupation of the development and shall be retained for such purposes at all times thereafter.

Reason: In order to encourage options for sustainable travel in accordance with Local Plan: Core Strategy Policy CS19.

The proposed cycle storage is suitable and fit for purpose and therefore the submitted details are acceptable.



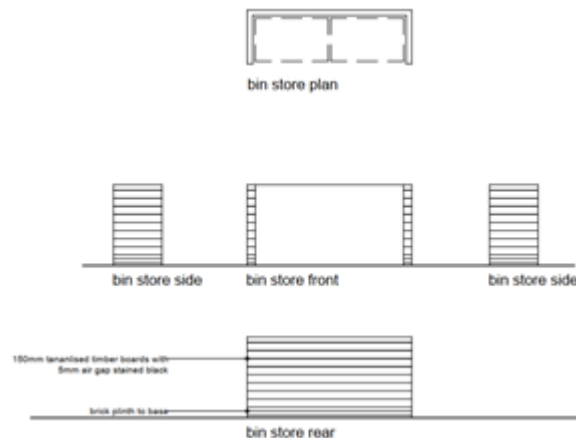
No further information is required and condition 4 can be discharged.

Condition 5

Prior to the first occupation of the development hereby approved and notwithstanding details on the approved plans details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste and security arrangements for the refuse stores. The approved refuse arrangements shall be provided prior to first occupation of the dwelling and thereafter be retained for such purposes at all times.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The proposed refuse storage is suitable and fit for purpose and therefore the submitted details are acceptable.



No further information is required and condition 5 can be discharged.

Condition 6

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping works shall be completed in accordance with the approved details prior to the completion of the development or the first occupation of the residential unit whichever is sooner. The scheme shall include:

- *proposed boundary treatments;*

- proposed finished levels and contours;
- hard surface finishes to the pedestrian accesses; and
- details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures.

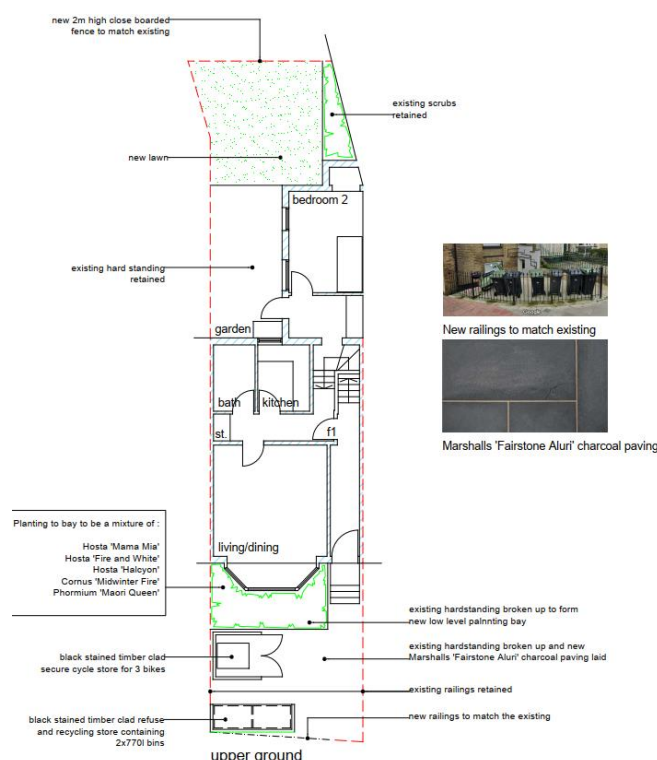
Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

Condition 7

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the development, in accordance with adopted Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

The following soft and hard landscaping details are proposed which are acceptable.



The proposed hard landscaping materials are considered to be acceptable to the property and the area. The proposed railings to the front would match the adjoining property and would be a welcome addition to the front boundary and the streetscene as a whole.

In terms of the soft landscaping, whilst minimal would soften the immediate frontage of the property and the new lawn to the rear would improve the rear amenity space.

No further information is required and conditions 6 and 7 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 4, 5,6 and 7 of planning approval 20202030.

Recommendation

ADET - Approval of Details

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	28 th March 2023	Dated:	29th March 2023