



Delegated Report

Approval of Conditions Application

Application No:	20231188
Location:	3 Cheshunt Close, Meopham, Gravesend, Kent, DA13 0HU
Description:	Application for the approval of conditions 6 and 7 attached to planning permission 20211585 relating to details of (6) hard and (7) soft landscaping.
Applicant:	Mrs Samantha Burrluck

Submitted Documents/Plans

- Application Form – dated 24 November 2023;
- Supplementary Information – Email from Applicant confirming boundary treatment and planting;
- Un-numbered Location Plan – Ordnance Survey Site Location Plan (scale 1:1250);
- Un-numbered Layout Plan – Hard and Soft Landscaping;
- Drawing no. 3CHES-04 - Existing and Proposed Block Plans.
- ~~Drawing no. 3CHES-02 – Existing Plans and Elevations – SUPERSEDED;~~
- ~~Drawing no. 3CHES-03 – Proposed Plans and Elevations – SUPERSEDED.~~

Plan Note – the existing and proposed plans/elevations have been superseded as they are not required for this application and the proposed plans are incorrect, showing a flat roof extension which was amended and replaced with an M-shaped roof in the original permission for 20211585.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211585	Demolition of existing detached garage and rear conservatory. Erection of single storey rear extension and two storey side extension.	PERMITTED	28.03.2022

Officer's Analysis

This is an application for the approval of conditions 6 and 7 attached to planning permission reference 20211585 relating to hard and soft landscaping.

Condition 6 states the following:

Prior to above ground works, a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority. This information shall include the means for surfacing and drainage. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the boundary shall be retained and not subsequently altered without permission in writing from the Local Planning Authority.

The condition was attached to ensure that appropriate hard surface treatments and boundary screening is installed on the property. The plans provided show the rear patio will be grey porcelain tiles and the frontage will be grey granite block paving, with charcoal separating block. The applicant has confirmed in writing that there are no boundary fences to the front and that the 1.8m high fencing in the rear will be retained.

There are no objections to the proposed hard surface treatments and the driveway will be porous to ensure that surface water will not runoff onto the highway. As such, the details provided are acceptable and condition 6 can be discharged.

Condition 7 states the following:

Prior to above ground works, a scheme detailing the proposed soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. 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.

The condition was attached to ensure that adequate soft landscaping was retained on site, in the interest of biodiversity net gain. The plans submitted show a grass lawn in the rear garden and no soft landscaping to the front, however the applicant has confirmed in writing that potted plants will be located in the front garden to soften the appearance of the development and provide some biodiversity opportunity.

Although the front garden would benefit from more substantial landscaping than the proposed potted plant, it is important to consider that the applicant could hard landscape the frontage under permitted development. Therefore, the provision of potted plans and the lawn are considered acceptable, and condition 7 can be approved.

Recommendation

Approval of Conditions

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	22 nd January 2024	Dated:	22 January 2024