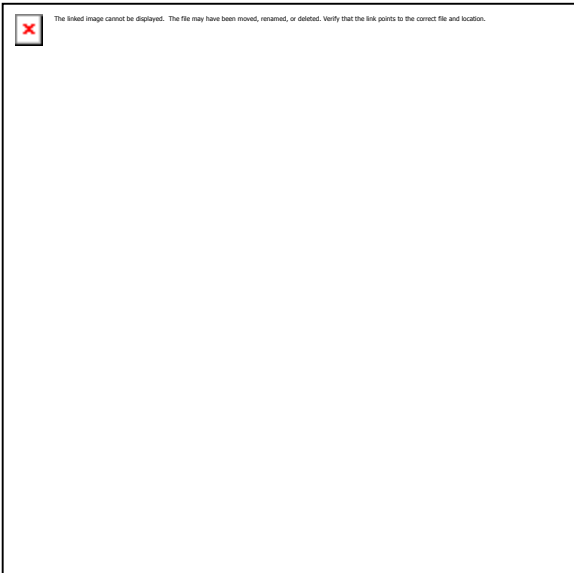




Delegated Report

Householder Planning Application

Planning Application No: 20220571

Location: Garage Block South Of Rembrandt Drive Northfleet Gravesend

Description: Application for approval of condition 8 and 12 attached to planning permission reference number 20210589 relating to details of all proposed external lighting (8) and details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants of the development (12)

Applicant: Mr Simon Doherty, Gravesham Borough Council

Site Visit Date: 26th May 2022

Submitted Documents/Plans

Application form;
Car Charger Data Sheet;
7x photos showing ducting/charging points;
Drawing No. CONSTABLE/01 – Plot 1 Electrical Services;
Drawing No. CONSTABLE/02 - Plots 2-7 Electrical Services;
Light fixture Details (front); and
Light fixture Details (Rear).

Relevant Planning History

Reference	Description	Decision	Decision Date
20210589	Application for variation of condition 2 attached to Planning Consent reference number 20190833 being for demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along	Permitted	22.07.2021

	Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road, to allow; a move of the siting of the detached bungalow 1.50m to the east to provide a clear access during the construction period to the rear access way situated between Rembrandt Drive and Dene Holm Road, so allowing residents to continue to use approved rear access ways, parking and garages and enable ease of any future maintenance to the new dwelling.		
20190833	Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road	Permitted	06.02.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 (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
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

Not required

Neighbouring properties

Not required

Officer's Analysis

Condition 8

Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site

The following information has been submitted to discharge condition 8.

Application form;

Drawing No. CONSTABLE/01 – Plot 1 Electrical Services;

Drawing No. CONSTABLE/02 - Plots 2-7 Electrical Services;

Light fixture Details (front); and

Light fixture Details (Rear).

Each dwelling has a light adjacent to the front door and one on the rear door, as shown below.

Rear Lighting

Front lighting



As the site is within the urban area there is sufficient street lighting to serve the future occupiers. No further information required.

Discharge Condition 8

Condition 12

Prior to the first occupation of the development hereby approved details for provision of cabling to enable charging facilities to be installed for electric vehicles for the future occupants of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the first occupation of any of the residential units hereby approved to which the cabling applies. For the avoidance of doubt the Local Planning Authority would expect at least 20% of the development to have electric charging points.

The following information has been submitted to discharge condition 12

Application form;

Car Charger Data Sheet;

7x photos showing ducting/charging points;

Drawing No. CONSTABLE/01 – Plot 1 Electrical Services; and

Drawing No. CONSTABLE/02 - Plots 2-7 Electrical Services.

The development has two charger points installed to serve two of the dwellings with the remainder of the dwellings have ducting in place for future charge points.

Charger Point



Ducting



No further information is required and condition 12 can be discharged.

Conclusion & Recommendation

No further information is required and sufficient details have been provided. No conflict with local and national planning policy and conditions 8 and 12 can be discharged.

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

Case Officer:	Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	26th May 2022	Dated:	27 May 2022