



Delegated Report

Householder Planning Application

Planning Application No: 20230842

Location: Westwood 38 Rhododendron Avenue Meopham Gravesend

Description: Application for the approval of condition 3 attached to planning permission reference number 20230225 relating to details of the external facing materials.

Applicant: Mr Topel Raif

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Application form for approval of details by condition;
Materials and finishes schedule dated 08 August 2023;
Alunet windows brochure;
Dale Joinery information;
Sysframetech sliding door specification;
Ibroofwindows rooflight specification;
Render colour swatch;
Door specification; and
Email from the agent dated 28 September 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230225	Demolition of existing dwelling and erection of replacement dwelling.	Permitted	09.05.2023

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)

- None

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

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

Supplementary Planning Guidance

- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

None.

Officer's Analysis

Planning permission reference 20230225 was granted for the demolition of the existing dwelling and the erection of a replacement dwelling at the application site. This application seeks to discharge condition 3 of that permission.

Condition 3 reads as follows;

3. *Within three months of the date of this permission, details of all materials and finishes to be used in the external faces of the building (bricks, tiles, rainwater goods, windows and doors) shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.*

Reason: In order to ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

It is noted that the materials details were received in August 2023, within three months of the date of planning permission reference 20230225.

The submitted details show;

- Vandersanden Alexia red/brown stock bricks
- Champagne coloured silicone K-Render
- Redland Concrete plain roof tiles coloured tudor brown
- Alunet aluminium flush casement windows
- Dale Joinery redwood timber door coloured jet black
- Aurora rooflights
- Black cast iron effect plastic guttering
- Black wood grain effect plastic fascia and soffits

Design, Character and Appearance

The proposed external facing materials would be of good quality and match with existing buildings in Rhododendron Avenue. The materials would not be detrimental to the character or appearance of the surrounding area. As such, the submitted details would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Conclusion & Recommendation

The Local Planning Authority is satisfied with the external facing materials details submitted in relation to planning permission reference 20230225 and as such, condition 3 can be discharged.

(For further details, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	05 October 2023	Dated:	05 October 2023