



Delegated Report

Submission of Details Application

Planning Application No: 20250093

Location: Chescombe Whitehill Road Meopham Gravesend

Description: Application for the approval of condition 3 attached to planning reference number 20240882 relating to details of the proposed scheme for landscaping of the front garden.

Applicant: Mr and Mrs S. Mayo

Submitted Documents/Plans

Application Form
1000 – Location Plan
1001 B – Existing Site Block Plan
1101 C – Proposed Site Block Plan

Superseded Plans

~~1001 – Existing Site Block Plan~~
~~1101 – Proposed Site Block Plan~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250072	Application for a non-material amendment to planning permission reference number 20240882 to allow minor alterations to the external massing alignment placing the projecting front, rear and side bays on the centreline of the existing building, the internal planning, the external fenestration, the disposition of external finishes and the reduced scale entrance porch.	Permitted	26.02.25
20240882	Demolition of existing rear conservatory, garage outbuilding, and roof construction. Construction of new roof incorporating 2 dormer windows to front, 3 dormer windows to rear plus 1 flat roof window and 1 velux roof light. Erection of part-double and part-single storey side extension. Erection of single storey rear extension with part-flat/part-dual pitch roof with 2 roof lights and 1 flat roof window. Erection of single storey front porch.	Permitted	22.11.24

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development

- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

N/A

Officer's Analysis

Condition 3 of 20240882 is as follows:

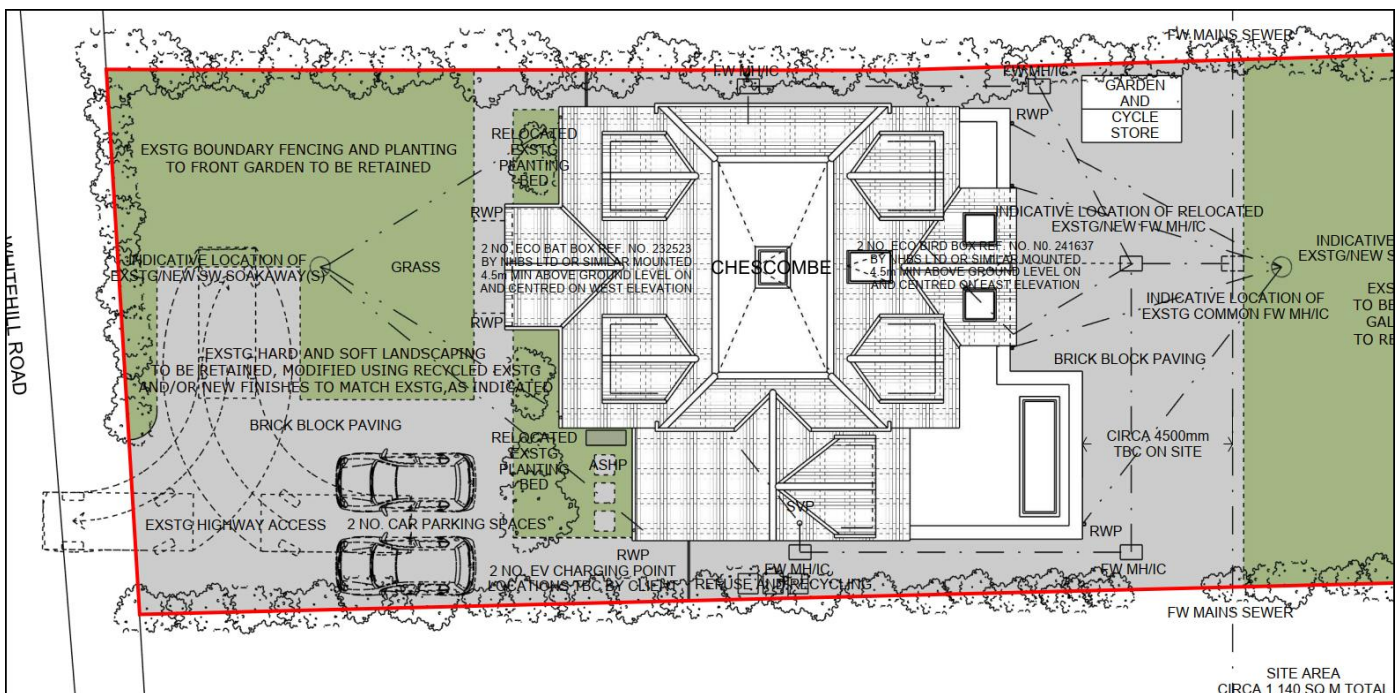
3. *'Within 6 months of the date of this decision, a scheme detailing the proposed landscaping for the front garden shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of existing hard and soft landscaping where practicable, the type and species of any new planting to be carried out (including native species, and planting quantity and size), any areas of hardstanding (including details of materials), and any new boundary treatments. The landscaping details shall be carried out as approved and maintained thereafter; the planting details shall be implemented within the first planting season following approval. 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 similar size and species during the next available planting season.'*

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and the guidance in the Householder Extensions/Alterations Design Guide SPD 2021.'

To assist in the assessment, the agent provided existing photographs of the site. One of which is shown below for reference;



The below snippet of the proposed site plan submitted with this application, shows the proposed landscaping. As can be seen several changes are proposed to the front garden, including a widening of the existing drive, with additional turning area. Removal of the pedestrian pathway to be laid over with grass and new footway introduced to the front edge of the house. Planting beds which would be partially removed to accommodate the widened drive would be relocated to the front edge of the dwellinghouse.



The below snippet shows the intended paving to match the existing, using a mix of retained, reclaimed and new brown paving.



In the original assessment, on the matter of landscaping the officer stated the following:

'The submitted plans do not show whether the front garden would be re-designed following the proposed works. Whitehill Road is a rural lane, and the front gardens are generally well landscaped, largely with low and green front boundary treatments. This landscaped character will be important to retain in any alterations to the existing front garden treatment. Ideally, existing lawn and planting and the existing stone low boundary wall should be retained and supplemented. Most importantly, high, hard boundary treatments and gates and a wholly paved garden would not be appropriate and would be contrary to the guidance in the Council's Householder Design Guide SPD. A condition is therefore considered appropriate to request details of any proposed front garden changes.'

The points made by the officer in the original assessment are still relevant. It is unfortunate that the proposal would increase the level of hard surfacing on this plot. However, it would be similar to neighbouring plots which have turning spaces, and it would retain a good proportion of soft landscaping. Whilst part of the existing boundary wall at the front would be removed. The majority would remain along with the hedging at the boundaries. The part of the plant bed to the front which would be removed would be relocated to the front boundary of the dwellinghouse as extended and would soften the overall appearance. The removal of the pedestrian pathway through the centre of the grass, would somewhat compensate for the increased hard surfacing and create a more usable grassed area to that end of the garden space.

The below google maps images show some of the properties in the area with similar landscaping as that proposed.





In addition to this, the condition requires that the landscaping will ensure no net loss of biodiversity. Whilst there would be removal of some grassed areas, this would be mitigated by the replacement of the existing pedestrian pathway and relocated planting in addition to increased grassed areas close to the dwellinghouse. The biodiversity value of residential grassed areas is not likely to be high in any case. Therefore, it is considered that the scheme would comply in this regard.

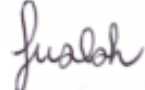
Conclusion

It is considered that the documents submitted with the application meet the requirements of condition 3 of 20240882 and in doing so would address the reason for its inclusion '*ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity*'.

Recommendation

The recommendation is to discharge condition 3 of 20240882.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	26th March 2025	Dated:	26 March 2025