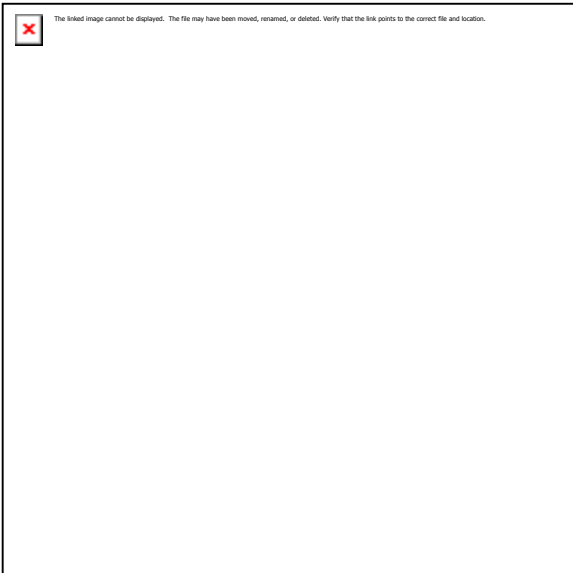




Delegated Report

Householder Planning Application

Planning Application No: 20220674

Location: Woodthorpe Whitehill Road Meopham Gravesend

Description: Application for approval of condition 3, 4, 5 and 6 attached to planning permission reference number 20220060 relating to details of the materials to be used in the construction of the external surfaces of the buildings (3), a scheme of hard landscaping (4), a scheme detailing the proposed soft landscaping (5) and details for provision of cabling to enable charging facilities to be installed for electric vehicles (6).

Applicant: Mr N Miller

Submitted Documents/Plans

- Application form;
- Covering Letter;
- Electric Charger details;
- Soft Landscape Maintenance Schedule;
- Schedule of External Materials.
- Drawing No.1102 Rev B – Proposed Site Plan;

Background plans (not relevant to this application)

- OS Plan;
- Drawing No.1130 Rev D – Existing and Proposed North Elevation;
- Drawing No.1131 Rev D – Existing and Proposed South Elevation;
- Drawing No.1132 Rev D – Existing and Proposed East Elevation;
- Drawing No.1133 Rev D - Existing and Proposed West Elevation;
- Drawing No.1101 Rev B – Proposed Site Plan;

- Drawing No.1109 Rev C – Proposed Basement Plan;
- Drawing No.1110 Rev C – Proposed Ground Floor Plan;

Relevant Planning History

Reference	Description	Decision	Decision Date
20220683	Application for non-material amendment to planning permission reference number 20220060 to allow the increase in the extent of the basement, the omission of the ground floor brick plinth, the addition of the ground floor natural oak finish framed entrance porch and canopy to the west elevation, alterations to fenestration, the omission of obscured glazing to one first floor window to the east elevation and miscellaneous minor alterations internally and, consequent to the above externally.	Permitted	22.07.2022
20220060	Demolition of existing single-storey dwelling, garage and outbuildings, and erection of two-storey four-bedroom detached dwelling, associated garden structures and hard and soft landscaping.	Permitted	23.05.2022

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

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

Supplementary Planning Guidance

- Householder Extensions/Alterations Design Guide (2021); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Not required

Officer's Analysis

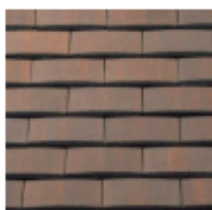
Condition 3

No above ground works shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted, and details of all external joinery and rainwater goods, including their colour finishes, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

The following information has been submitted to discharge condition 3

Application form;
Covering Letter;
Schedule of External Materials.

The following external facing materials are proposed which are acceptable.



Roof - Redland Plain Concrete Tile Breckland Brown 52



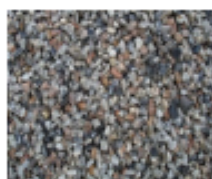
External Walls - Wienerberger Medium Surrey Blend



External Windows and Doors - UPVC framed double glazed, white, with stone lintols and brick header course lintols



Rainwater Goods - Proprietary UPVC, black



Vehicle and Pedestrian Areas - Grey/Buff Gravel

No further information is required and condition 3 can be discharged.

Condition 4 & 5

Condition 4

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 vehicle parking areas, pedestrian accesses, private gardens and amenity areas;*
- *details of any retaining walls, steps, railings, walls, fencing, gates or other supporting structures*
- *details of the pedestrian and vehicular access*

Condition 5

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 first occupation of the dwelling. 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.

The following information has been submitted to discharge condition 4 and 5.

Application form;
Covering Letter;
Schedule of External Materials;
Soft Landscape Maintenance Schedule;
Drawing No.1102 Rev B – Proposed Site Plan.

The information submitted shows the existing boundary treatment along the north and east retained along with 1.5m high native planting along the front boundary. Along the south boundary as well as retaining the hedging, a new 1.8m close boarded fence is proposed.

The paths around the property will be will gravel and to the rear laid grass is proposed.

A detailed maintenance schedule for soft landscaping has been submitted which is acceptable.

No further information is required to discharge condition 4 and 5.

Condition 6

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 dwelling 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.

Application form;
Covering Letter;
Electric Charger details; and

Drawing No.1102 Rev B – Proposed Site Plan.

The Ev charging point is in front of the dwelling at the southern end which will be a siemens charging point (see below)

Technical Features					
	Attribute	5TT32011VR00	5TT32011VR01	5TT32011VR02	5TT32011VR03
Essentials	Input Voltage	230V AC			
	Max. Rated Current	20A		32A	
	Frequency	50Hz			
	Output Power	4.6kW		22kW	7.2kW
	Standby Power	Less than 9 Watts			
	Rated Fault Current	No Overcurrent Protection			
	Cord Length	4m	7m		
	Wall Weight	5.67 kg			
	Dimensions in cm	36.83 W x 40.64 H x 16.51 D			
	Enclosure	IP56			
	Plug-in Installation	Hardwired			
	Connectivity	N/A			
Electrical	Circuit Requirement	See table on page 3*			
Mechanical	Connector	Type 2: IEC 62196			
	Wire Cross-Section	2.5 mm ²		4 mm ²	
Safety and Operational	Standards Compliance	IEC/EN 61851; IEC/EN 62196-2; IEC 60364-1; IEC 60947			
	Operating Temperature	-35°C to +50°C			
	Storage Temperature	-40°C to +60°C			
	Operating Humidity	Maximum 98% non-condensing			

No further information is required is condition 6 can be discharged.

Conclusion Recommendation

Sufficient information has been submitted to discharge conditions 3,4,5 and 6.

Recommendation

ADET - Approval of details

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th July 2022	Dated:	29 July 2022