



Delegated Report

Application No: 20240760

Location: 20 Spring Grove, Gravesend DA12 1LL

Description: Application for the approval of conditions 3,4,5 and 6 attached to planning permission 20231280 and Appeal Decision APP/K2230/D/24/3342187 dated 01 July 2024 relating to details of (3) Details of samples and materials, (4) Hard and soft landscaping, (5) Vehicular access specifications and (6) Pedestrian visibility splays.

Applicant: Mr Herdev Kandola

Submitted Documents/Plans

Application form
Cover Letter and Statement

Relevant Planning History

20231280 Creation of vehicular crossover with hardstanding.
Allowed at appeal 1 July 2024

Consultations, Publicity and Representations

KCC Highways

No comment

Analysis

Condition 3 states:

No development shall commence until details/samples of the materials to be used in the construction of the external surface of the hardstanding hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details/samples and retained thereafter.

The details of the block pavers have been included in the cover letter. These are shown to be grey with a natural grey border. The details of the arrangement of the border and drainage have not been included. Due to the slope of the land it is likely that surface water run off will be directed to the house and will not run into the road. The Inspector was clear that no objection was raised to the loss of the grassed area and low level shrubs provided that the surface would be finished in grasscrete or similar. The block pavers are not shown to be grasscrete or similar and therefore not what the Inspector intended. This condition therefore cannot be discharged.

Condition 4 states:

No development shall commence until there shall have been submitted to and approved in writing by the LPA a scheme of hard and soft landscaping.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

No details of proposed soft landscaping have been provided. The only soft landscaping shown on the plan is an existing green area. No details of planting, seeding or turfing have been provided. As with condition 3 above, the Inspector states (in paragraph 4) that:

Although it would result in the loss of a grassed area and low level shrubs, I am satisfied that grasscrete paving or similar for the finished surface of the space would compensate for this loss, together with modest planting that could establish and mature on the other side of the access steps to the dwelling.

No proposed planting is shown in the submitted document and therefore this condition cannot be discharged.

Condition 5 states:

The vehicular access hereby permitted shall not be brought into use until a vehicular crossover (dropped kerb) has been constructed in accordance with the Highway Authority's specification and requirements and with the written approval of the Highway Authority having first been obtained. The vehicle crossover shall be commensurate with the width of the vehicular access as hereby permitted and thereafter maintained.

The applicant has stated that the vehicle crossover will be constructed in accordance with the Highway Authority's specifications and that written approval from the Highway Authority has been obtained. This written approval is not included in the application and therefore this condition cannot be discharged.

Condition 6 states:

Before the access hereby permitted is first brought into use 2.0m by 2.0m pedestrian visibility splays shall be provided at the back edge of the footway on either side of the vehicular access and thereafter no boundary wall, fence or other means of enclosure or obstruction exceeding 600mm in height shall be erected or placed within the visibility splays.

The vision splays shown are acceptable and the plan clearly shows no obstruction over the height of 600mm. This condition can be discharged.

Recommendation:

Insufficient information has been provided to discharge conditions 3, 4 and 5.

See draft Decision

Case Officer: Alison Webster	Team Leader: Richard Hart
Signed: 	Signed: 
Dated: 15 October 2024	Dated: 15 th October 2024