



Delegated Report

Discharge of condition

Planning Application No: 20240938

Location: 59 Old Road East Gravesend Kent DA12 1NW

Description: Application for approval of condition 6 attached to planning permission reference number 20240426 relating to a scheme detailing the proposed hard and soft landscaping associated with the site frontage

Applicant: Mr & Mrs Sukhver Randhawa

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Approval of details reserved by condition application form;
Drawing no. 551/PL06 Proposed frontage layout;
Drawing no. 551/PL07 Proposed frontage boundary treatment;
Drawing no. 551/PL08 Proposed frontage elevation;
Drawing no. 551/PL09 Proposed frontage elevation;
Drawing no. 551/PL10 Proposed frontage sections;
Drawing no. J7/04170 Proposed fence panel details;
Discharge of condition statement;
Driveline Priora specifications;
Olde Essex Red Multi brick specifications;
Wienerberger Olde Essex Red Multi brick photograph;
Steel grey limestone calibrated paving slab photograph;
Driveline Priora brindle on a driveway photograph; and
Fencing statement dated 27 November 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240426	Demolition of existing attached garage and outside toilet; erection of two storey side extension and single storey rear extension; installation of raised terrace to rear; and associated external works.	Permitted	18.07.2024

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)

- P3 – Vehicle Parking Standards

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 and Beautiful Places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

GBC Service Manager (Housing Operations)

Although the developer won't fall into the requirement for BNG mitigation the felling of a healthy 40-60 year old tree should be something we as a council shouldn't be promoting.



The minor concern being that there is a value in BNG for those hedge that I believe have been removed before the hoarding was installed (I could be wrong).

The remainder of the scheme and plant species looks sensible to provide easy low maintenance to the front aspect of the property and curb side appeal.

Officer's Analysis

Planning permission reference 20240426 was granted for the demolition of the existing attached garage and outside toilet, the erection of a two storey side extension and a single storey rear extension, the installation of a raised terrace to the rear and associated external works at the application site. This application seeks to discharge condition 6 of that permission.

Condition 6 reads as follows;

6. Prior to the first occupation of the development hereby permitted, a scheme detailing the proposed hard and soft landscaping associated with the site frontage shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:
 - (i) the type and species of planting (ideally native and wildlife attracting species) to be carried out to include their quantity and size;
 - (ii) a timetable for implementation;
 - (iii) details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and
 - (iv) the materials for all areas of hardstanding.

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. 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 species of a similar size and species during the next available planting season.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

The submitted details provide all the information outlined in (i) to (iv) above. The hard surfacing details comprise;

Driveway	Marshall's Driveline Priors brindle blocks
Paths	Steel grey limestone paving
Dwarf brick wall around hardstanding	Wienerberger Olde Essex Red multi stock brick with Staffordshire blue engineering brick on edge copings
Front fence	Close boarded, timber, scalloped style, one metre height

Design, Character and Appearance

The proposed materials would match with the existing building and the surrounding street scene and the proposed landscaping would soften the built development and add greenery to the site frontage. The GBC Service Manager (Housing Operations) has raised no objection to the proposal and sets out that the proposed plant species would provide easy, low maintenance to the front aspect of the property and curb side appeal.

It is noted that the GBC Service Manager (Housing Operations) has raised concerns regarding the removal of a mature tree and hedge from the site frontage. Whilst these aspects of the proposal would be negative, the tree and hedge have already been removed and were not subject to planning control. The proposed

landscaping scheme includes a new hedge and a medium sized deciduous shrub (*Syringa vulgaris* 'Madame Lemoine') on the site frontage, which go some way to replacing the lost green features.

Overall, the submitted details would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (2014), the Householder Extensions/Alterations Design Guide SPD (2021) and the Gravesham Front Driveway Design Guidance (2023).

Highways issues

The proposed boundary treatments and planting would not adversely affect visibility at the site access and due to its permeability and the slope of the land, surface water drainage from the proposed hardstanding would be acceptable.

Conclusion

The hard and soft landscaping details submitted in relation to planning permission reference 20240426 are acceptable.

Recommendation

Condition 6 of planning permission reference 20240426 can be discharged.

(For details and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	10 December 2024	Dated:	10th December 2024