



Delegated Report

Approval Of Details Application

Planning Application No: 20260776

Location: 54 Britannia Drive Gravesend Kent DA12 4RR

Description: Application for approval of condition 3, 8 and 10 attached to planning permission reference number 20260233 relating to details and samples of all materials and finishes to be used in the external faces of the building, a scheme of hard landscaping and a scheme detailing the proposed soft landscaping.

Applicant: Mr Balvinder Lalli

Site Visit Date: N/A

Submitted Documents/Plans

- Application form
- Drawing No: WD-15 Hard and Soft Landscaping Plan
- Soft Landscaping Plan
- Hard Landscaping Plan

Supplementary Information

- Materials Schedule

Relevant Planning History

Reference	Description	Outcome	Decision Date
20260233	Demolition of garage and erection of a self-build dwelling to the side of number 54 Britannia Drive with associated internal and external works.	Permitted	29.04.2026

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS11 - Transport
- CS12 – Green Infrastructure
- CS19 – Design and Development Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

National Planning Policy Framework (2026)

- Chapter 4 – Achieving Sustainable Development
- Chapter 6 – Delivering a Sufficient Supply of Homes
- Chapter 12 – Making Affective Use of Land

- Chapter 14 – Achieving Well-Designed Places
- Chapter 15 – Promoting Sustainable Transport
- Chapter 19 Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)
- SPG2 Residential Layout Guidance (2020)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

As this is an application for the discharge of conditions there is no requirement to consult.

Officer's Analysis

Condition 3 Materials

Condition 3 states as follows:

Prior to above ground works commencing, details and samples of all materials and finishes to be used in the external faces of the building (weatherboarding, roof sheeting, rainwater goods, windows and doors) have been 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: To ensure a satisfactory visually attractive development which preserves and enhances the character of the area in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

The submitted External Building Materials document lists the following:

- Facing brick to match the existing
- Cedral Cladding in Platinum Grey
- Redland Regent Slate Grey Tiles
- Which double glazed UPVC windows with cills lower than 1200mm above finished floor level with safety catches
- Glazing to bathrooms & toilets and where noted on the elevations to be obscure (Pilkington 'Cotswold' obscurity level 5)
- Rainwater goods black UPVC to match existing dwelling.

The street scene is mixed although predominately brick and with some cladding, the colours of the cladding and roof tiles can vary in the area. Some roof tiles have had more exposure to the elements so have a slightly different colour, the proposed roof tiles are of a very grey appearance, whilst surrounding tiles appear to have a redder appearance. It is considered that a slight variation in colour would not be harmful to the dwelling or the surrounding area. All the other materials are acceptable, and would ensure an acceptable standard of development upon completion, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and the reason for condition 3. Condition 3 can therefore be discharged.

Condition 8 (Hard Landscaping)

Condition 8 states as follows:

Prior to the commencement of any above ground works, and notwithstanding the details shown on the



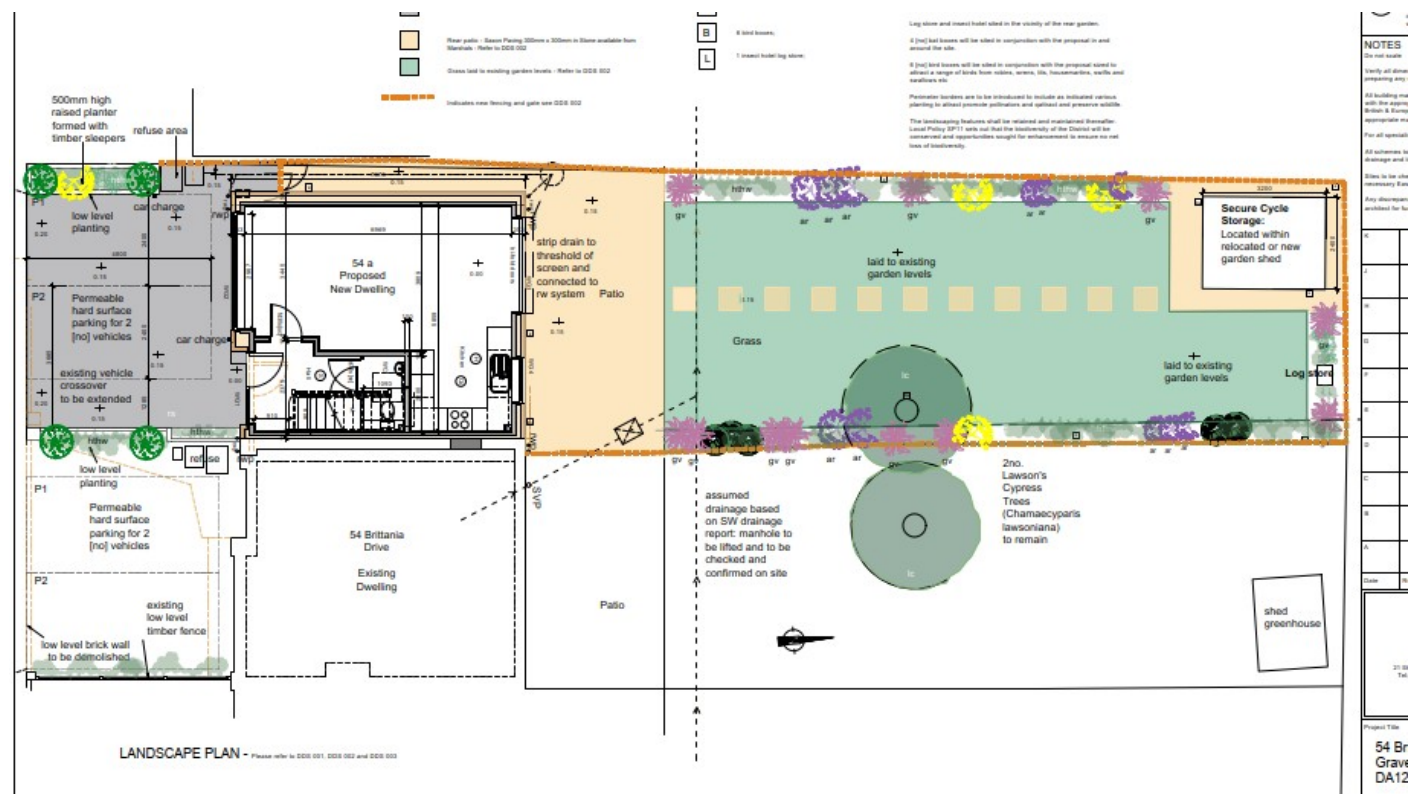
approved plans a scheme of hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include the following:

- proposed boundary treatments,
- proposed finished levels and contours,
- hard surface finishes to the vehicle parking area, pedestrian access and garden.

The approved works shall be completed in accordance with the approved details prior to first occupation of any of the residential units hereby permitted.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity and highway safety in accordance with Policies CS11 and Policy CS19 of the Gravesham Local: Plan Core Strategy (September 2014) and saved policy T5 of the Gravesham Local Plan First Review (1994).

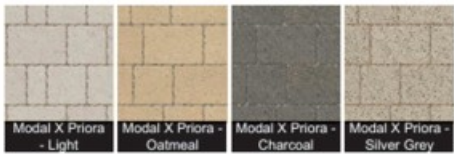
The proposal shows an appropriate mix of soft and hard landscaping to both the front and rear of the property as shown on Drawing WD-15 which accompanies this application.



The proposed materials for the vehicular hardstanding are shown as permeable with an option for a similar tile in a non permeable material, therefore it is important to reiterate that this discharge is on the basis of the tile shown in this submission which is permeable. It appears that the colour of the tiles has not been confirmed, although all of the options shown on the plans would be acceptable as the frontages in this area vary in terms of design and colour.



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Modal X Piora® Textured is a high-quality natural granite alternative using Marshall's leading priora system which facilitates water drainage reducing the need for additional drainage systems. Available in four exquisite colours; bold Charcoal for a statement piece, inviting Oatmeal for a warm ambience, the modern and fresh Light Granite & the cool sophistication of Silver Grey in our best-selling project pack.

Also available in a non-permeable smooth finish and a textured finish.

DESCRIPTION	
Manufacturing Process	Hydraulically pressed concrete
Base Raw Material	Concrete
Governing Manufacturing Standards	All data where relevant to be established in accordance with BS EN 1338 : 2003
UKCA Marking/DOP	www.marshalls.co.uk/declarations

The proposed boundary treatment is acceptable in height and design, this would offer adequate privacy whilst maintaining visual amenity. The proposed height would be below 2m which is acceptable.



Jacksons Fencing Venetian Hit & Miss Fence Panel

The planters will be contained within 500mm timber sleepers, the choice of material is appropriate and softer than a brick planter.

The pedestrian paths around the house are shown as being made of Saxon Paving which is acceptable, the paving will fall to the lawn allowing for water run off.

It is therefore considered that sufficient details have been provided to satisfactorily discharge condition 8. The proposed development maintains visual amenity and safeguards highway safety in accordance with

the reason for condition 8 and complies with Policies CS11 and CS19 of the Gravesham Core Strategy 2014. Condition 8 can therefore be discharged.

Condition 10 (Soft Landscaping Scheme)

Condition 10 states as follows:

Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, 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 development. 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.

Reason To ensure that the landscaped elements of the scheme as proposed are properly designed and suitably implemented in the interests of visual amenity in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

The plans show areas of soft landscaping to the side boundaries at the front of the property, including planting beds with wildflowers, low level shrubs and a Lawsons Cyprus tree in the rear garden. These are sufficient to fulfil the objectives of this condition, which is designed to soften the appearance of the site and contribute to the semi-rural feel of the area.

The proposal also includes details of bat and birdboxes including an insect hotel which are welcome additions to add to the site's green credentials.

It is therefore considered that sufficient detail has been provided to satisfactorily discharge condition 10. The details would maintain visual amenity, ensure a satisfactory standard of development upon completion, and provide for biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 10. Condition 10 can therefore be discharged.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20260233 for the erection of a self build dwelling house. It is considered that conditions 3, 8 and 10 can be discharged and there are no further details required.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	23/09/2026	Dated:	23 rd September 2026