



Delegated Report

Discharge of Condition Application

Planning Application No: 20220522

Location: Graveney Lodge, Wrotham Road, Meopham, Gravesend

Description: Application for approval of conditions 3, 4 and 8 attached to planning permission reference number 20220265 relating to details of (3) External facing materials, (4) Hard and soft landscaping and (8) Residential waste arrangements.

Applicant: Mr & Mrs Winstone

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form

Response to Planning Condition 3 – External Finishing Materials (ref. 0529/DJB/11a, issue 2, dated April 2022)

Drawing no. 21/0529/52 Rev. A (Proposed Landscaping Plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220265	Application for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127).	Permitted	05.05.2022
20201100	Erection of a single storey dwelling house.	Permitted	25.08.2021

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change

- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that those 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.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

GBC Waste

No comments received.

Officer's Analysis

Condition 3 (Materials)

Condition 3 states as follows:

Prior to the commencement of any above ground works, details and/or samples of all external facing materials to be used on the buildings hereby approved shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

The submitted details are as follows:

Response to Planning Condition 3 – External Finishing Materials (ref. 0529/DJB/11a, issue 2, dated April 2022)

The materials will include Wienerberger Heritage Blend red multi stock facing brick, white render, Hardie Plank fibre cement weatherboard with cedar texture finish in grey slate and blue-black Cedral Thrutone textured fibre cement slates.

The only change to the materials from those illustrated under application 20201100 is the colour of the cladding from wooden to a grey finish. The palette remains simple but attractive and will be discreetly

integrated into the location, as set out in the original application.

The submitted details are therefore considered to be acceptable and condition 3 can be discharged.

Condition 4 (Landscaping)

Condition 4 states as follows:

Prior to the first occupation of the development hereby permitted, a plan shall be submitted to the Local Planning Authority for approval showing a scheme of landscaping (hard and soft) and boundary treatment. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;*
- (ii) measures to promote biodiversity enhancement to include planting of native and wildlife attracting species and installation of bat and bird nesting boxes;*
- (iii) a timetable for implementation;*
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures;*
- (v) the extent of, and materials for all areas of hardstanding; and*
- (vi) the type, materials, height and extent of any fences, gates, walls or other means of enclosure.*

The approved landscaping scheme shall be implemented in accordance with the approved timetable and maintained in accordance with the approved details. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within 5 years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the Authority gives written consent to any variation.

Reason: To ensure that the development permitted will protect and enhance the appearance and character of the site and locality in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2021.

The submitted details are as follows:

Drawing no. 21/0529/52 Rev. A (Proposed Landscaping Plan)

Hard landscaping details include brindle block paving for the driveway with granite setts for the demarcation between driveways, Chilham timber double sided fencing and Hythe courtyard timber gates. The soft landscaping and retained/proposed trees and planting are in line with the approved tree details.

The proposals will ensure an acceptable provision of landscaping, as recognised in the reason for condition 4. The submitted details are therefore considered sufficient for condition 4 to be discharged.

Condition 8 (Waste arrangements and storage)

Prior to the first occupation of the development hereby permitted, details of the residential waste arrangements and storage, including how the waste will be brought to the collection point each week, shall be provided and agreed in writing by the Local Planning Authority. The agreed waste arrangements shall be implemented prior to occupation.

Reason: To safeguard amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

The submitted details are as follows:

Drawing no. 21/0529/52 Rev. A (Proposed Landscaping Plan)

An area will be created for the storage of four 240litre wheelie bins. These will be wheeled down the drive and left adjacent to the highway footpath at the site entrance on the respective waste collection days. The proposal will ensure an acceptable provision for waste in line with the requirements for dwellinghouses. The submitted details are therefore considered to be sufficient for condition 8 to be discharged.

Conclusion and Recommendation

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20220265 for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127). It is considered that conditions 3, 4 and 8 can be fully discharged.

A further informative should be included to remind the applicant of the need to comply with the requirements of the remaining conditions 5, 6, 7, 9, 10 and 11 (none of which require details to be submitted).

Approval of details.

(For detailed informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	30th June 2022	Dated:	04 July 2022