



Delegated Report

Approval of Conditions Application

Planning Application No: 20260048

Location: 29 Istead Rise Gravesend Kent DA13 9JE

Description: Application for the approval of condition 4 (Boundary Treatments), condition 5 (Ground Levels), condition 6 (Cycle Storage) and condition 8 (Hard and Soft Landscaping) attached to planning reference number 20250215.

Applicant: Simon Rumsey

Submitted Documents/Plans

Cover Letter

Application Form

D01 Rev 03 – Location, Existing and Proposed Block Plans

D02 Rev 03 – Proposed Block Plan

D03 Rev 03 – Existing Ground Floor Plan, Cellar and Summerhouse

D04 Rev 03 – Proposed Ground Floor, Cellar and Summerhouse

D05 Rev 03 – Existing First Floor and Roof Plan

D06 Rev 03 – Proposed First Floor and Roof Plan

D07 Rev 03 – Existing Elevations

D08 Rev 03 – Proposed Elevations

D09 Rev 03 – Proposed north and West Street Scenes

D10 Rev 02 – Proposed Section A-A

Email received with additional information on 3rd March 2026

Superseded documents:

~~D01 Rev 02 – Location, Existing and Proposed Block Plans~~

~~D02 Rev 02 – Proposed Block Plan~~

~~D03 Rev 02 – Existing Ground Floor Plan, Cellar and Summerhouse~~

~~D04 Rev 02 – Proposed Ground Floor, Cellar and Summerhouse~~

~~D05 Rev 02 – Existing First Floor and Roof Plan~~

~~D06 Rev 02 – Proposed First Floor and Roof Plan~~

~~D07 Rev 02 – Existing Elevations~~

~~D08 Rev 02 – Proposed Elevations~~

~~D09 Rev 02 – Proposed north and West Street Scenes~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20250215	Subdivision of existing detached dwelling into 2 semi-detached dwellings. Demolition of rear conservatory and erection of a single storey extension with roof lantern. Erection of dormer window to rear, removal of chimney stack, changes to fenestration and creation of a vehicle crossover.	Permitted	07.05.25

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Style
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Officer's Analysis

Condition 4 states:

4. Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, full details of all boundary treatments, including their location, design, height and materials, shall be submitted to and approved in writing by the Local Planning Authority. This shall include the new boundary between the two properties. The development shall



thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied and thereafter maintained.

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2024.

The planning agent has confirmed that the original fencing to the side and rear boundaries will remain as existing, as will the low boundary wall to the front and corner of the site. They have provided photographs of this fencing as below:



The boundary between the 2 newly created properties will be comprised of new 2m high fencing, as shown below:



Condition 4 – Boundary Treatments:

- See drawings 25-2479 D01, D02, D04, D08 & D09 Rev02 dated 03.03.2026

The
new



New boundary fencing 600mm high to separate front gardens



New boundary fencing 2m high to separate rear gardens of properties



Existing low wall and fencing to be retained, with wall only removed to create entrance to driveway

dividing close boarded fencing at 2m high is considered appropriate in terms of scale and appearance. Given that no other boundary treatment changes are proposed, the details provided are considered to be sufficient to meet the purposes of condition 4.

Condition 5 states:

5. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence, full details of existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the dwellings hereby permitted are first occupied and thereafter maintained.*

Reason: To protect and enhance the visual amenity and the character of the area and to ensure a satisfactory environment for existing and future residents in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF), 2024.



The cover letter and plans confirms that no changes in levels are proposed from the existing situation. The planning agent has provided written confirmation that there is no change at all to any of the site ground levels or site sections. Given there is no change proposed it is considered reasonable to discharge condition 5.

Condition 6 states:

6. *Prior to occupation, details of the cycle storage provision shown on Drawing no. D02 Rev 06 including elevational drawings, shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development. Thereafter the cycle parking shall be retained.*

Reason: In order to ensure an acceptable levels of cycle parking provision and to safeguard the amenity and privacy of the occupants of the neighbouring properties in accordance with adopted policies T1 and P3 of the Local Plan First Review 1994 and Policies CS11 and CS19 of the Core Strategy 2014.

The cover letter advises that cycle storage for unit 1 would be provided in the existing summerhouse in the rear garden and in the cellar of unit 2. This deviates from the approved scheme which would have provided step-free cycle storage for each property in the rear gardens. The KCC Parking standards requires 1 cycle space per bedroom, as the proposed plans indicate there would be spacing for 3 cycles at each 3 bedroom property, this is considered to be compliant despite the deviation. Please amend the plans to provide details of cycle parking which have step free access and provide 1 space per bedroom. Confirmation has been provided that ramps would be provided for step-free access.



Although, this deviates from the original plan, it is considered that the cycle details are acceptable and would provide sufficient space for the cycle storage, meeting the purposes of condition 6.

Condition 8 states:

8. *Notwithstanding the details shown on the approved plans, submitted documents and application form, before the dwellings as approved are brought into use, details of all hard and soft landscaping shall be submitted to and approved by the Local Planning Authority.*

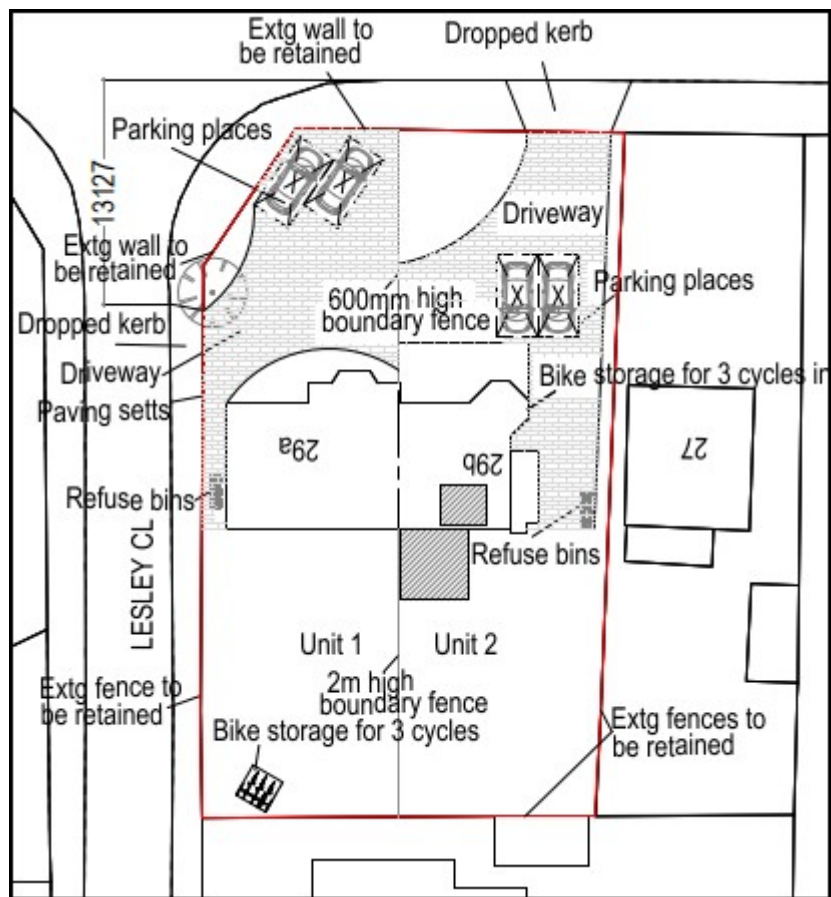


The approved details shall be fully implemented and the site shall be cleared of rubbish and debris and thereafter maintained to the satisfaction of the Local Planning Authority for a period of five years to ensure establishment. Any trees or plants that die, are damaged, removed or become diseased within five years from the implementation of the soft landscaping scheme shall be replaced with trees or plants of a similar size and species during the next available planting season.

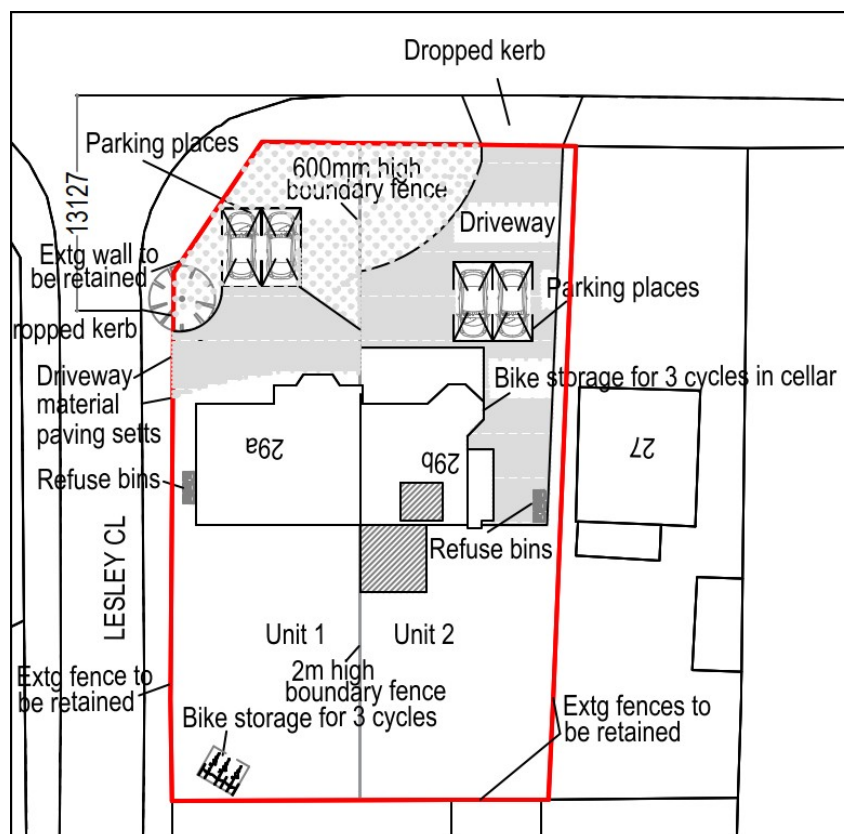
Reason: In the interests of the visual amenity of the development and having regard to the location of the site within and adjacent to a conservation area and to provide satisfactory screening to neighbouring properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy Policy and to ensure that the landscaping is established and maintained in the longer term.

The covering letter states no new planting is proposed however an existing and proposed landscaping plan is required. This should show details of the hard landscaping not just the soft landscaping. A new vehicular access is proposed.

Initially the below was proposed for the hard landscaping.



However, after working with the agent and applicant, and increased level of soft landscaping was achieved, with the following plan provided. In addition, the plans provided show that adequate vehicle turning space would be provided.



The agent has confirmed that the new driveway area would be paved with existing paving sets to match the existing driveway.



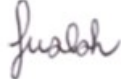
The amended details are considered to be acceptable, with an appropriate balance of hard and soft landscaping, in this area with a mix of hard and soft landscaped frontages. The retention of the boundary tree, grass, and use of paving setts to match the existing would be appropriate. The proposed details would therefore be sufficient to meet the requirements of condition 8.

Conclusion & Recommendation

The proposed details are considered to be policy compliant and would meet the requirements of condition 4, 5, 6 and 8 of 20250215. The recommendation is therefore to discharge these conditions.

(See draft Decision)



Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	07 April 2026	Dated:	08 April 2026