



Delegated Report

Application No: 20250961

Location: 3 Coutts Avenue, Shorne, Gravesend DA12 3HJ

Description: Application for the approval of Condition 3 (facing materials including bricks, render, tiles, rainwater goods, windows and doors) attached to planning reference number 20250566.

Applicant: Samuel Clayden

Submitted Documents/Plans

Application form
Covering letter with materials details.

Relevant Planning History

20250566 Construction of single story rear infill extension, addition of pitched roof to existing rear extension with habitable room in roof space. Hip to gable roof extension with dormer extension to the front. Alterations to the front elevation with the repositioning of door and porch.

Approved 30 July 2025

Consultations, Publicity and Representations

As this is an application to discharge a condition there is no requirement to consult.

Analysis

Condition 3 of 20250566 states:

3.No development shall commence above ground until details of the facing materials including bricks, render, tiles, rainwater goods, windows and doors, to be used in the construction of the external surfaces of the extensions hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014.

The proposed materials will be:

Oak for the porch

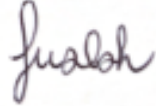
uPVC windows in Agate Grey
'Brompton' front door
uPVC black guttering
K-Rend Silicone Scapred Topcoat in Buttermilk colour
Clayhall Medium Blend roof tile

These materials are acceptable and this condition can be discharged.

Recommendation:

Discharge condition 3.

See draft Decision

Case Officer: Alison Webster	Team Leader: Faye Walsh
Signed: 	Signed: 
Dated: 4 November 2025	Dated: 06 November 2025