

The logo consists of a solid red rectangle with the text "BeforeBricks" centered inside it in a white, sans-serif font.

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GRAVESHAM BOROUGH COUNCIL

Planning Statement

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Applicant: Satnam Singh Kainth

Proposal: Creation of a vehicle crossover, driveway and a ramp for disability use.

Location: Crantock House, 22A Old Road East, Gravesend, Kent, DA12 1NQ

Planning Statement

1. Introduction

The following Planning Statement prepared by BeforeBricks has been provided in support of a planning application for a development at Crantock House, 22A Old Road East, Gravesend, Kent, DA12 1NQ on behalf of the applicant Satnam Singh Kainth. The application description of development is “Creation of a vehicle crossover, driveway and a ramp for disability use.”

This Statement should be read in conjunction with the drawings and additional supporting documentation and it seeks to ensure that the Local Planning Authority, Gravesham Borough Council, has a proper understanding of the proposal.

2. Location and Context



Site Location Map (Site Boundary in Red)

The application site is located at Crantock House, 22A Old Road East, as seen in the above map.

The property does not lie within any conservation area, and it is not listed.

There are similar applications within the area that have been approved. For example 75 Old Road East, Gravesend, Kent, DA12 1NW, (Application number: 20160521) which has been approved for “Creation of a new vehicular access and associated hardstanding area”.



View of the permitted vehicle crossover 75 Old Road East.

Another application of the similar character, which has been approved, is the application for “Formation of vehicular access onto a classified road” at 95A Old Road East, Gravesend, Kent, DA12 1NW, (Application number: 20130194).



View of the permitted vehicle crossover 95A Old Road East.

3. Existing



View of Crantock House from Old Road East

The Site is located in a rural area along Old Road East with the site visible from the road. Biodiversity in the front garden is very limited as the ground is mostly bare with small patches of grass. Unlike the vast majority of properties in the immediate proximity, 22A Old Road East has no vehicle access from the Old Road East. There is a single garage located to the south of the site. The applicant and his wife are both physically disabled and wheelchair users and it is impossible for them to use the garage because a) it is not suitable for wheelchair users due to its insufficient size and b) the difference in height between the garage floor level and the ground level immediately at the back of the house is significant and there are no suitable pathways nor ramps for wheelchair users present at the back of the house. Creation of a ramp for such a height difference would mean that the ramp would need to be fairly long which means that it would be covering a good portion of the greenery at the back of the house and would adversely affect the biodiversity in the garden as well as the visual amenity of the occupants. Not even removal of the garage would provide enough space for a disabled parking space. New driveway would need to be paved next to the existing garage to provide enough space for such a parking space. As already mentioned, creation of the driveway and the long ramp would have detrimental effects on the visual amenity of the occupiers as well as the biodiversity in the area. The applicant had his blue badge extended until April 2026 and his wife's blue badge expiring in March 2024 will most likely be extended as well, as the medical conditions of both the applicant and his wife, unfortunately, don't seem to be getting better.

4. Proposal

This application proposal is for “Creation of a vehicle crossover, driveway and a ramp for disability use.”

The aim of this proposal is to create a vehicle crossover, driveway and a ramp for disability use for two wheelchair users occupying the property while making sure the visual impact on the surroundings is positive and biodiversity in the front garden is also significantly improved. The entrance to the driveway is only 2 metres wider than the existing entrance gate. Existing boundary walls will remain unchanged and the same brick pillars, that are used for the entrance gate, will be used for the proposed entrance, only with reduced height, to provide required visibility splays for pedestrians. Newly laid grass and diverse plants will improve biodiversity in the front garden. Turf block pavers will be used instead of non-permeable pavers to allow for more greenery to be present in front of the house.

5. Materials

As mentioned above, the driveway will be made of permeable turf block pavers. Proposed entrance pillars will be of the same material as the existing ones, which is exposed brick. The same exposed brick will be used for the driveway retaining wall and the ramp walls. The ramp will be concrete and the protective railing will be matching the design and material of the surrounding properties.

6. Conclusion

The applicant and his wife are having a hard time accessing their home because of their physical disabilities. Currently, the only possible way for the applicants to get home is to park their car/s on the narrow pavement alongside Old Road East and use the narrow and fairly steep pathway leading to the front door which, for people with these disabilities, is a safety hazard, even in dry conditions, not to mention when it rains. These conditions are undignified and people shouldn't be subject to such struggles and risking their health like this. We've stated reasons why the rear access can't be used above. The proposal allows for enough space for a car to turn around on the driveway, it supports and improves biodiversity in the garden and the visual impact on the area would be minimal, yet positive. This along with the fact that the lives of two members of society would be massively improved are a clear justification as to why this application should be approved.