



Delegated Report

Householder Planning Application

Planning Application No: 20220871

Location: 1 Golf Links Avenue Gravesend Kent DA11 7PA

Description: Structural alterations to front garden creating driveway.

Applicant: Mr Ahilan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: PL-000 (Site Location Map)
- Drawing No: PL-001 (Block Plan)
- Drawing No: PL-002 (Site Plan)
- Drawing No: PL-003 (Existing Ground Floor Plan)
- Drawing No: PL-004 (Existing Front and Side Elevations)
- Drawing No: PL-005 (Proposed Ground Floor Plan)
- Drawing No: PL-006 (Proposed Front and Side Elevations)
- Supplementary Information (Planning Statement)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220359	Structural Alterations to Front Garden Creating Driveway	Refused	20.06.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- T1 – Impact of Development in the Highway Network
- T5 - New Accesses onto Highway Network

Paragraph 33 of the NPPF (2021) sets out 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.

The Council undertook such a review in September 2019 and The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

GBC – Highways Officer

“This proposal is borderline in regards of design standards. The installation of a soakaway so close to the highway also raises questions given the proximity of the highway. Building Regulations do not permit soakaways within 5 metres of the highway or a building.

Given there is a garage and adopted planning guidance only requires two parking spaces to be provided, I have no objections. It is suggested the application should check with Building Regulations the acceptability of installing a soakaway, otherwise the channel may need to drain into a drainage bed beneath the drive and discharge over a wide area to minimise the risk of creating any soft spots. However, again this would have to be checked with Building Regulations regarding acceptability.”

Neighbouring properties

The application was advertised by way of letter to nine surrounding properties. The consultation period expired on 7th October 2022 and no comments were received.

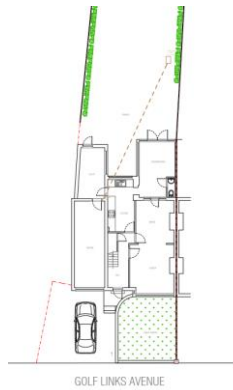
Analysis

Proposal

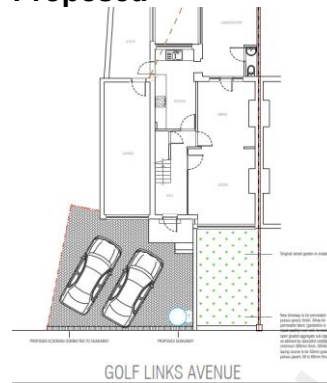
The proposal is a resubmission of 20220359 and seeks to carry out Structural Alterations to the Front Garden Creating a Driveway.

The driveway will be constructed using permeable materials and will see the original front garden partially reinstated with soft landscaping.

Existing



Proposed



Character and Appearance

The application property is a semi detached house in use as a single family dwelling. A previous planning application for structural alterations to the front garden was refused owing to a loss of biodiversity, failure to show how the proposal was compliant with highway safety and harmful impact to the character of the main streetscape.

In order to achieve a positive outcome for the current proposal, the current submission will need to demonstrate how the previous reasons for refusal have been addressed.

The application site previously had a part soft landscaped garden and a part hard landscaped garden. The soft landscaping was raised and contained within a retaining wall. This previous arrangement is common in the streetscene where properties have some off road parking and soft landscaping.



There have been some alterations carried out to the front of the property which has involved the removal of soft landscaping. In some cases alterations to ground levels are permitted development provided they do not exceed 300mm. In this instance the ground levels have been changed as much as 1m and so the applicant was advised that planning permission was required.



The revised proposal will see approx 18.9sqm of the raised garden area reinstated, the garden was previously approx 26sqm. Whilst this will result in some loss of biodiversity it is not a complete loss and on balance is considered acceptable.

The reinstating of the soft landscaping and raised area will also address the concerns that the site will harm the character and appearance of the streetscape as this will ensure the frontage still integrates with the surroundings.

The proposal considered to comply with CS12 (Green Infrastructure) and CS19 of Gravesham's Local Plan Core Strategy 2014.

Amenity of Future Occupiers

Due to the nature of the proposal it is not liable to impact the amenity of future occupiers.

Neighbouring Amenity

The proposal will not impact the amenity of neighbouring properties.

Parking and Highways

The proposal will result in the creation of additional off road parking, despite there already being adequate on site parking. Should permission be forthcoming, then a condition will be imposed that a double width cross over is installed prior to the first use of the driveway to ensure safe egress from the site.

The drive will also be constructed using suitable permeable material and so there are no concerns in this regard.

The highways officer also states that the proposal may fail to comply with building regulations, an informative will be included in any forthcoming consent which will remind the applicant that building regulations consent may be required. Notwithstanding the comments of the Highways officer the proposal is acceptable and compliant with SPG 4 - KCC Parking Standards (2006).

Conclusion & Recommendation

The proposal has adequately addressed the previous reasons for refusal and so permission is recommended subject to conditions.

(For reasons for detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31 st October 2022	Dated:	2nd November 2022