

Delegated Report

Householder Planning Application

Application No:	20211096
Location:	173 Valley Drive, Gravesend, Kent, DA12 5SB
Description:	Creation of a vehicle crossover and dropped kerb.
Applicant:	Mr Gurpreet Singh
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 20/02/2022;
Supplementary Information - Site Photographs (1-2);
Drawing no. 20196(01)001 - Site Location Plan and Existing Block Plan;
Drawing no. 20196(01)002 - Existing Ground Floor (Frontage) Plan;
Drawing no. 20196(01)003 - Existing Front Elevation;
Drawing no. 20196(02)001 - Proposed Site Plan;
Drawing no. 20196(02)002 - Proposed Ground Floor (Frontage) Plan;
Drawing no. 20196(02)003 - Proposed Front Elevation.

Relevant Planning History

No relevant planning history.

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

Gravesham Local Plan: First Review (1994)

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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

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)
- Kent County Council Vehicle Crossing Guidance and Self-Assessment (2018)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

GBC - Highways Officer - According to Find My Street a database created in partnership with the Local Government Association <https://www.findmystreet.co.uk/map> this section of Valley Drive is not a classified road, although further south of its junction with White Hill Lane it becomes 'C' classified.

The front garden is already hard paved, although the adequacy of the drainage is unknown, the situation exists.

I have no objections, particularly when it is considered the number of properties that already have carriage crossovers.

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 6th May 2022.

Officer's Analysis

Design, Character and Appearance

173 Valley Drive is a two storey mid-terrace property located on the eastern side of the highway. The property has a hard-paved front garden, which is used for informal vehicular parking. The frontage was formally soft-landscaped, but was changed at some point since 2012.



This application seeks to formalise the frontage for vehicular parking and create a dropped kerb. There are no alterations proposed to the appearance of the property. Although the extent of hard-landscaping is not ideal in terms of design, the frontage has been in situ for approximately 10 years and the development would be exempt from planning through the passage of time. As such, there are no objections to the appearance of the development and it is considered acceptable in terms of Policy CS19 (Development and

Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The amenity of future occupiers will be safeguarded by the development, in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties, as such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no objections to the development in highway terms. The Highway's Officer raised no objection to the proposal, and although the drainage is queried this is not considered sufficient concern due to the situation being existing. There are a number of other driveways on Valley Drive with accesses and crossovers. As such, the proposed development is acceptable and there are not considered to be highway issues associated to the formation of a crossover.

Any Other Material Planning Considerations

Impact on Biodiversity - as aforementioned within this report, the formation of a hardstanding on the frontage would be permitted development and has been in situ for approximately 10 years. Therefore, even though there is a lack of biodiversity on site, contrary to Section 15 (Conserving and Enhancing the Natural Environment), the Local Planning Authority cannot object to the lack of biodiversity on site and the proposal is considered to be acceptable.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed crossover will not alter the frontage of the property, which has been in situ for approximately 10 years. The lack of soft landscaping and biodiversity is not ideal, however as the existing layout has been in place for a number of years and lawful through the passage of time, this is not considered sufficient grounds to refuse the application. There will be no harm caused to the amenity of future occupiers or neighbouring properties, and the development is acceptable in terms of highway policy and guidance.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	31 st May 2022	Dated:	31 May 2022