

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20250375

**Location:** 13 Huntley Avenue Northfleet Gravesend Kent

**Description:** Creation of dropped kerb to allow access to driveway.

**Applicant:** Mr James Streatfield

**Site Visit Date:** 08/07/2025

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### Submitted Documents/Plans

- Application Form
- Site Location Map
- Block Plan
- Drawing No: 11 (Proposed Plans)

### 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

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

- P3 – Vehicle Parking Standards

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

### Other material considerations

### National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

### Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

### Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

## **Consultations, Publicity and Representations**

### Local Ward Councillors

No comments received.

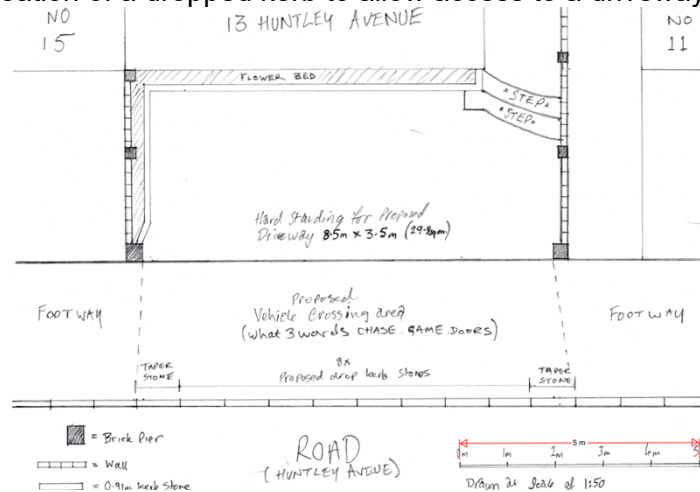
### Neighbouring properties

The application was advertised by way of letters to 3 surrounding properties. The consultation period expired on 19.05.2025 and no comments were received.

## **Analysis**

### Proposal

The proposal seeks the creation of a dropped kerb to allow access to a driveway.



### Character and Appearance

The application site comprises a two storey end of terrace house in use as a single family dwelling. The property has an existing hardstanding to the front which is being used for offroad parking for a considerable number of years.



There are other examples of hardstanding in the area and therefore such works would not be an out of character addition.



Huntley Avenue is not a classified highway and therefore such works do not require planning permission. There is some soft landscaping retained to the property frontage which does help to soften the streetscene. The materials used in the construction of the drive are block pavers which would be deemed a permeable surface.

On balance the proposed development is acceptable in terms of design and compliant with the requirements of CS19 Local Plan Core Strategy 2014.

#### Amenity of Future Occupiers

The proposed development will not have an impact on the amenity of future occupiers and complies with SPG2 Residential Layout Guidance 2020.

#### Neighbouring Amenity

The proposed development will not have an impact on the amenity of neighbouring occupiers and complies with SPG2 Residential Layout Guidance 2020.

#### Parking and Highways

The hardstanding is not ideal and vehicle parking on it does result in an overhang of cars on the pavement, however it has to be considered that the hardstanding is already in place and its use is established. Refusal of the application will result in its continued use to the detriment of the walkway which is not designed as a vehicle cross over.

On balance a refusal is not deemed to be justified on the basis of a substandard driveway depth.

#### **Conclusion & Recommendation**

The proposal is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

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|----------------------|-----------------------------------------------------------------------------------|---------------------|----------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                 | <b>Team Leader:</b> | <b>Richard Hart</b>              |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                    |
| <b>Dated:</b>        | <b>21/07/2025</b>                                                                 | <b>Dated:</b>       | <b>22<sup>nd</sup> July 2025</b> |