

Delegated Report

Planning Application

Planning Application No: 20240350

Location: 9 Wheatcroft, South Hill Road, Gravesend DA12 1LA

Description: Creation of vehicular access and hard standing.

Applicant: Miss Olivia Young

Site Visit Date: 16 October 2024

Submitted Documents/Plans

Application form
Heritage Statement
Photographs
Site location plan
Existing block plan
Proposed block plan
Drawing 1A (existing site layout)
Drawing 2A (proposed site layout)

Relevant Planning History

None relevant

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 – Impact of Development on the Highway Network
- TC3 – Development Affecting Conservation Areas

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- Design for Gravesham: Design Code (2024);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and
- Windmill Hill Conservation Area Appraisal (2007)

Consultations, Publicity and Representations

Consultees

Highway Development Management Officer

1. Parking spaces are preferably 2.5 metres wide by 5 metres deep, however the width will increase to 2.7 metres if the parking space is adjacent to an enclosed boundary or wall and the depth increases to 6 metres if it is in front of a door or gate to the property. The absolute minimum assuming no boundaries or doors would be 2.4m wide by 4.8m deep, assuming all spaces are perpendicular to the highway.
2. Given the constraints of the site, the parking area would have to be constructed in a bound permeable material to ensure there is adequate surface water drainage.
3. The applicant will need to demonstrate there is adequate visibility at the access, for a 30mph road, this would be approximate an isosceles triangle 43m either side of the centre line of the drive (86 metres total length of base) measured along the near side kerb with a depth of 2.4m measured along the centre line. However, a reduction may be possible if the vehicle speeds on South Hill Road are below 30mph.

Neighbouring properties

The application has been advertised by site notice, press notice and individual letters to six neighbouring properties.

Officer's Analysis

Proposal

This application seeks planning permission for the creation of vehicular access and hard standing. The plans show partial removal of the boundary wall and a dropped kerb to access the drive. It would appear from the plans that only one car could be accommodated off road however the applicant has stated it would be possible to park two. The heritage statement confirms that the area labelled 'front garden' will remain planted.

Design, Character, Appearance and Impact on Windmill Hill Conservation Area

The application site is located within the Windmill Hill Conservation Area and therefore guidance needs to be taken from the Windmill Hill Conservation Area Appraisal. This states on p. 16:

The amount of off-road vehicle parking which has been created by residents in former front garden areas, or at the rear of the plot, indicates that parking space is at a premium. Such a solution is detrimental to the appearance and character of the Conservation Area due to the associated loss of boundary walls, railings and front garden areas.

Although it is acknowledged that the application property is not a historic building, is it nonetheless located in the Windmill Hill Conservation Area and the submitted plans show the loss of part of the front boundary wall. The front garden and low boundary wall contribute to the character and appearance of the surrounding conservation area and soften the street scene where, over the years, other hardstandings and garages have caused harm. The plans show the front garden laid to hardstanding for the driveway. There is also an area labelled 'front garden' which the applicant states could be planted to an improved standard than the current situation. The proposals result in the loss of part of the wall and a substantial grass area which contributes to the character and appearance of the area. The proposal results in a hardening of the street scene that neither preserves nor enhances the conservation area within which the site is located.

The proposed development to remove the wall and grass area will result in the hardening of the street scene and will neither preserve or enhance the surrounding conservation area and therefore conflicts with the objectives of Policies TC3 of the Gravesham Local Plan 1994, Policies CS19 and CS20 of the Gravesham Core Strategy 2014 and para. 203 of the National Planning Policy Framework 2023.

Amenity

Future Occupiers

There will be no detrimental impact on the amenities of future occupiers of the dwelling.

Neighbouring Amenity

There will be no detrimental impact on the amenities of neighbouring properties in terms of loss of outlook, privacy, sunlight or daylight.

The proposal will therefore comply with policies CS19 of the Gravesham Core Strategy 2014 in terms of amenity.

Ecology and Biodiversity

No plans have been submitted with the application however it would appear from the description that the lawned area to the front would be removed at least in part and no mitigation details have been provided. This would result in loss of biodiversity and would be contrary to policy CS12 of the Gravesham Core Strategy 2014. If the application was subsequently allowed at appeal, it would appear to be possible to condition an approval to enhance planting to the area currently labelled as 'front garden' on the plans.

Parking and Highways

It would appear from the submitted plans that the driveway can accommodate a 2.4m x 4.8m parking bay and a bound surface could be controlled by condition. No visibility splays are shown on the plans however the speed of the road is generally slow due to the width and presence of parked cars. No objection is raised on highways grounds.

Conclusion

The proposed development to remove the wall and grass area will result in the hardening of the street scene and will neither preserve or enhance the surrounding conservation area and therefore conflicts with

the objectives of Policies TC3 of the Gravesham Local Plan 1994, Policies CS19 and CS20 of the Gravesham Core Strategy 2014 and para. 203 of the National Planning Policy Framework 2023.

Recommendation:

Refuse.

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

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18 November 2024	Dated:	18th November 2024