



PLANNING STATEMENT

For the proposed driveway works at
1 Golf Links Avenue
Grays
Kent
DA11 7PA

March 2022



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Gravesham Borough Council

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PLANNING STATEMENT

For the proposed driveway works at
1 Golf Links Avenue
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1. INTRODUCTION

- 1.1 This statement is submitted in support of a Planning application for proposed Engineering works to create parking space to the front of 1 Golf Links Avenue, Gravesend Kent DA11 7PA.
- 1.2 This statement will cover the background of the application and provide the necessary information for it to be determined by officers in the Council.
- 1.3 This statement should be read in conjunction with the submitted Planning drawings reference PL-000 to PL-006.

2. SITE DESCRIPTION

- 2.1 The site is a semi-detached double-storey dwelling on the south-west side of Golf Links Avenue. The site is characterized by similar dwellings with deep frontages and high front garden, some of which have been turned into parking spaces.
- 2.2 The site is not in a conservation area nor is a building of merit.

3. PLANNING HISTORY

- [Erection of conservatory at the rear with internal wc.](#)

1 Golf Links Avenue Gravesend Kent DA11 7PA

Ref. No: 19900851 | Received: Tue 18 Dec 1990 | Validated: Fri 14 Dec 1990 | Status: Application Permitted

- [Erection of single storey rear extension to form a utility room.](#)

1 Golf Links Avenue Gravesend Kent DA11 7PA

Ref. No: 20040464 | Received: Fri 14 May 2004 | Validated: Wed 19 May 2004 | Status: Application Permitted

- [Single storey rear extension with a depth of 6.00 metres, maximum height of 2.80 metres and eaves height of 2.60 metres.](#)

1 Golf Links Avenue Gravesend Kent DA11 7PA

Ref. No: 20220074 | Received: Tue 25 Jan 2022 | Validated: Tue 25 Jan 2022 | Status: Prior approval not required

4. PROPOSAL

- 4.1 The applicant is looking to removing the elevated front garden and convert it into parking space by creating a permeable driveway surface and reinforcing the boundary brick wall by building a retaining wall underneath.
- 4.2 The surface will be paved using permeable pavers, with an eco-drain at the bottom to prevent surface water to spill onto the public footway. The drain will be connected into a small soakaway on the drive.

5. ASSESSMENT OF PROPOSAL

- 5.1 Golf Links Avenue is characterized by dwellings with off-street parking. The deep frontages and semi-detached nature of the dwellings provide ample space for parking at the front. The dwelling's large rear garden also offsets the loss of the front garden.
- 5.2 There are existing precedents on Golf Links where similar proposals have been carried out.
- 5.3 The principle of the proposal is therefore established.
- 5.4 The proposal is also in compliance with Policy CS11, and saved Policy T5 with reference to Kent Council Gravesham's Planning Guidance Note 6 for Vehicle Accesses on Classified Highways (2009) and Kent County Council's Vehicle Crossing.

Lotus Plans

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