

Penfold Project Services

PLANNING STATEMENT

Retrospective planning permission for the creation of hard standing and proposed creation of vehicular access at:-

96 OLD ROAD WEST, GRAVESEND, KENT, DA11 0LN

PROPOSAL

This application seeks retrospective planning permission for the creation of hard standing and proposed creation of vehicular access. The development involves the excavation of the front garden, removal of front boundary wall and installation of block paving.

The driveway measures between 6.83 and 6.06m deep and is 6.49m at its widest point with a parking area of 5.07m created within the hard paving.

DESIGN, CHARACTER AND APPEARANCE

The loss of the front garden and retaining wall is regrettable however there have now been a number of appeal decisions that place little weight on the contribution of these to the character of the street scene in Old Road West and therefore, on balance, this loss is should be acceptable.

Parking spaces with dropped kerbs are already in existence at the adjoining properties of 96A & 96B Old Road West.

The proposed development therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135 of the National Planning Policy Framework 2024.

RECENT APPEALS

It should be noted that recent applications have been successful at appeal for a number of properties in Old Road West

AMENITY

The proposed driveway and dropped kerb will result in no detrimental impact to any neighbouring property is in terms of loss of outlook, privacy, sunlight or daylight.

The proposal therefore accords with policy CS19 of the Gravesham Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2024.

CONCLUSION

On the basis of the above, given the appeals allowed in close proximity, the only conclusion that can be made is that the proposed development accords with Policy CS11 of the Gravesham Core Strategy 2014 and Policy T5 of the Gravesham Local Plan 1994.

PHOTOGRAPHS

PRE-EXISTING



PROPOSED

