

Delegated Report

Planning Application

Planning Application No: 20220901

Location: 48 Pelham Road Gravesend Kent DA11 0HZ

Description: New block paving to front drive, to include new aco drain at junction with pavement.

Applicant: Look Ahead Care and Support

Site Visit Date: 12.10.2022

Submitted Documents/Plans

- Application form;
- Drawing no. 1 – Location and Block Plan; and
- Drawing no. 21 – Existing and Proposed Site Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20201336	Conversion to 5 x 1 bedroom flats to include erection of a rear extension, installation of new rooflights within roof slopes and extract vents through external walls, replacement and adaptation of first floor window opening to front elevation and reinstatement of external fire escape.	Permitted	17.05.2021
20211589	Application for approval of conditions 5, 6, 7 and 8 attached to planning permission reference number 20201336 relating to the cycle store (5), the refuse and recycling storage area (6), cabling to enable charging facilities to be installed for electric vehicles (7) and details of the refuse arrangements (8).	Refusal of details	01.03.2022
20220505	Application for approval of conditions 5, 6, 7 and 8 attached to planning permission reference number 20201336 relating to the cycle store (5), the refuse and recycling storage area (6), cabling to enable charging facilities to be installed for electric vehicles (7) and details of the refuse arrangements (8).	Refusal of details	11.07.2022

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
- TC3 – Development Affecting Conservation Areas

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.

Other material considerations

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- Pelham Road/The Avenue Conservation Area Character Appraisal (2009);
- Management Plan - Gravesend's 19th Century Suburban Conservation Areas (2009).

Consultations, Publicity and Representations

Consultees

No response from:

- GBC Conservation Officer

Neighbouring properties

21 surrounding properties were consulted plus site and press notice – no responses received.

Officer's Analysis

48 Pelham Road is a two storey detached building in use as flats (permitted under ref. 20201336). In the application for approval of details for conditions attached to that permission (ref. 20211589) the submitted drawings showed a new tarmac drive to the front of the building in place of what was an existing gravel drive. An informative was added to the decision notice (refusal) to advise that it is noted that the submitted plan shows a proposal to tarmac the existing gravel drive; that planning permission would be required for this development but would be unlikely to be forthcoming due to reasons of the harm that would be caused

to the character and appearance of the Pelham Road/The Avenue Conservation Area and also potential surface water and flood risk issues.

Despite this guidance the agent advised the case officer on 10 May that the gravel drive had been replaced with a tarmac drive. The matter was passed to GBC Planning Enforcement who advised the agent that permission would not be forthcoming for retention of the tarmac drive and they were recommended to come up with a more sympathetic replacement material for which permission would be needed, hence this application.

The principle consideration in the assessment of this application is

- Design, Character, Appearance and Heritage

Design, Character, Appearance and Heritage

This proposal is for removal of the existing tarmac drive and installation of a new block paved drive with aco drain. With the tarmac surfacing which was laid it replaced an existing hardsurfaced drive (gravel) and replaced it to the same area. The existing access from/to Pelham Road is also already there. The issue is therefore not of one of whether the hardpaving of the front garden is acceptable as it was already all hard paved.

The proposal to replace the existing unauthorised tarmac drive with block paving is welcome as this is a much more sympathetic material than tarmac which is completely unacceptable, particularly in a conservation area setting. The application form and submitted drawings provide no detail on the specific block paving which would be used. If permission was to be forthcoming therefore this would need to be conditioned. Subject to conditions on the specific type of block paving, it is considered that the proposal to replace the existing unauthorised and unsympathetic tarmac drive with a block paved drive would be an improvement to the character of the dwelling and streetscene and enhance the character and appearance of the Pelham Road/The Avenue Conservation Area and in this regard the proposal is compliant with Policy CS19 & CS20 (LPCS) and saved Policy TC3 (LPFR).

Other issues

Parking and Highways – The front garden was fully hard paved and the access already existing, the proposal is just to replace an unauthorised surfacing to the drive with a sympathetic one, therefore no parking or highway safety issues and in this regard the proposal is considered compliant with saved Policy P3 (LPFR).

Surface Water Drainage - The proposal shows an aco drain to be installed, it is therefore considered appropriate surface water drainage is to be provided and in this respect the proposal is compliant with Policy CS18 (LPCS).

Biodiversity – No soft landscaping is proposed or has been lost given this is a situation of replacing an existing unauthorised surfacing which a driveway which already existed. It had no soft landscaping to begin with and it is considered that the fact there is no soft landscaping proposed is acceptable on this occasion and in this regard the proposal is considered compliant with Policy CS12 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposal would remove an existing unauthorised, unsympathetic surfacing to a driveway with a more sympathetic alternative. Subject to conditions the proposal would improve the character of the dwelling and streetscene and enhance the character and appearance of the Pelham Road/The Avenue Conservation Area. As such permission is recommended. This will need to also be subject to conditions to ensure the

details are submitted are submitted and approved and the replacement driveway is installed in a timely manner given the breach of planning control and harm which has been caused.

Recommendation: Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	13th October 2022	Dated:	13 October 2022