

Delegated Report

Householder Planning Application

Application No:	20250480
Location:	219 Valley Drive, Gravesend, Kent, DA12 5SG
Description:	Creation of a vehicle crossover and dropped kerb.
Applicant:	Miss Lily Susannah Dowden Smith
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 16 May 2025;
- Drawing no. VD-001 – Ordnance Survey Site Location and Block Plan;
- Drawing no. VD-002 – Floor Plan and Elevations as Existing;
- Drawing no. VD-003 – Floor Plan and Elevations as Proposed.

Relevant Planning History

No relevant planning history.

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

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)
- Gravesham 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

Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Two surrounding properties were consulted and no representations were received. The consultation period expired 16 June 2025.

Officer's Analysis

Design, Character and Appearance

219 Valley Drive is a two storey end-of-terrace property located on the eastern side of the highway. The property has a soft landscaped front garden, formed of a grass lawn and hedged boundary.



This application seeks to create a vehicle crossover to utilise the frontage for vehicular parking. The development would involve the removal of part of the dwarf front boundary wall and replace the lawn with permeable block paving. The hedge planting on the northern boundary would be retained.

Although the removal of the dwarf wall and lawn would change the appearance of the dwelling, the wall provides minimal visual amenity value and would not impact the character of the street scene. Whilst the loss of the lawn is not ideal in terms of design, the applicant benefits from permitted development rights (Class F) which would enable the hard paving of the frontage and this is a material planning consideration.

As such, there are no objections to the appearance of the development and it is considered acceptable in terms of Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The amenity of future occupiers will be safeguarded by the development, in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties, as such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no objections to the development in highway terms. The driveway would be formed using permeable block paving, has sufficient space to accommodate two vehicles and the front boundary is set-back sufficient from the edges of the footway/highway to provide suitable visibility splays. The applicant provided confirmation from KCC that if they were successful in obtaining planning permission, the contractors undertaking the work would be able to relocate the speed camera sign 2 metres to the left hand side of the property to a point between two driveways. As such, the proposed development is acceptable and there are not considered to be highway issues associated to the formation of a crossover, subject to conditions.

Any Other Material Planning Considerations

Loss of Biodiversity – as aforementioned within this report, the development would remove the grass lawn, which would have an impact on the appearance of the dwelling and biodiversity opportunity. While this is acknowledged, the Class F permitted development fallback position enables the applicant to hard-pave the frontage without planning consent and therefore the loss of a lawn is not sufficient grounds to refuse the application.

Notwithstanding the lawn, the retention of the hedge planting is positive for biodiversity opportunities on the frontage.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The proposed crossover will not significantly alter the frontage of the property and would not impact the character of the street scene. The retention of the hedge planting is positive and softens the appearance of the development and provides opportunities for biodiversity. There will be no harm caused to the amenity of future occupiers or neighbouring properties, and the development is acceptable in terms of highway policy and guidance.

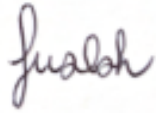
As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
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Signed:		Signed:	
Dated:	14 th July 2025	Dated:	14 July 2025