



Delegated Report

Householder Planning Application

Planning Application No: 20220492

Location: 85 Chalk Road Gravesend Kent DA12 4UT

Description: Formation of a vehicular access with a hardstanding in the front garden.

Applicant: Ms Dawn Mumbray

Site Visit Date: 08.05.22

Preliminary Matters

The applicant was contacted 08.06.22 due to a plan annotation error and red line boundary discrepancy. Revised plans were received 10.06.22 and 14.06.22 to address these issues.

Submitted Documents/Plans

Application Form;
Drawing No. DM/01 – REVISED OS Plan (received 14.06.22);
Drawing No. DM/02 – REVISED Site Plan – Existing and Proposed (received 14.06.22);
Drawing No. DM/03 – Frontage Plan and Elevation – Existing;
Drawing No. DM/04 – REVISED Frontage Plan and Elevation – Proposed (received 10.06.22);
Supplementary Information – Email received from applicant on 10.06.22 regarding the shared access, which “allows the neighbours and ourselves access to the garages at the back of our houses.”

Superseded Plans

~~Drawing No. DM/01 – OS Plan;~~
~~Drawing No. DM/02 – Site Plan – Existing and Proposed;~~
~~Drawing No. DM/04 – Frontage Plan and Elevation – Proposed.~~

Relevant Planning History

No relevant history.

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T5 – Access to the Identified Highway Network

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.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

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);
- SPG 4 - KCC Parking Standards (2006); and
- Householder Extensions/Alterations Design Guide (2021.)

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

GBC – Highways Officer

As presented I have to recommend refusal of the application. Building regulations do not permit a soakaway within 5 metres of the road or a building. The proposed surfacing would have to be amended to a bound permeable material to be acceptable, although it is suggested that the drainage channel at the boundary should be retained with the outflow pipe draining to the drive subbase.

Extract from The Building Regulations 2010 H3 Surface Water Drainage.

Soakaways and other infiltration drainage systems

3.23 Infiltration devices include soakaways, swales, infiltration basins and filter drains.

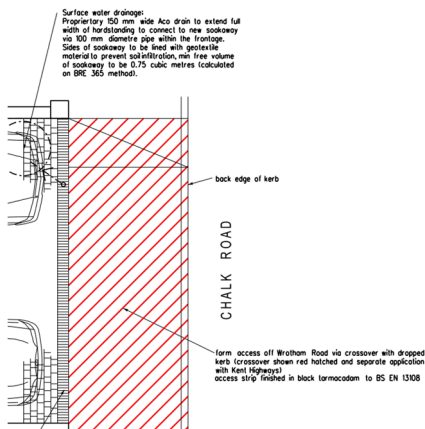
3.24 Further information on the design of infiltration drainage systems can be found in CIRIA Report 156 – *Infiltration drainage – Manual of good practice*.

3.25 Infiltration drainage is not always possible. Infiltration devices should not be built:

- a. within 5m of a building or road or in areas of unstable land (see Planning Policy Guidance Note 14 Annex 1);

It should be noted that the submitted drawing appears to be initially based on an application for a different site as Wrotham Road is referred to instead of Chalk Road

Note location of Soakaway



Extract from drawing number DM/04

Note reference to Wrotham Road

Neighbouring properties

A site notice was displayed 08.06.22, four surrounding properties were consulted and no representations were received. The overall consultation expiry date was 01.07.22.

Officer's Analysis

This property is located on Chalk road which is a district distributor on the highway network in the Gravesham Local Plan Policies Map and is a C class classified highway (C4) or termed a Schedule 2 road. Therefore, an application for the formation of a vehicular access with a hardstanding in the front garden requires planning permission.

85 Chalk Road is a two storey end of terraced property located North East of the highway. There is a shared access located directly adjacent to the site which provides rear access for neighbouring properties along Chalk Road and Havisham Road as well as access to respective garages. According to google earth aerial maps, 85 Chalk Road has an existing double garage located to the rear of the property.



The front garden has some hard and soft landscaping along with a low boundary wall and gate. This application proposes to remove the dwarf wall and gate located at the front of the property to allow the formation of a vehicular access and hardstanding in the front garden.

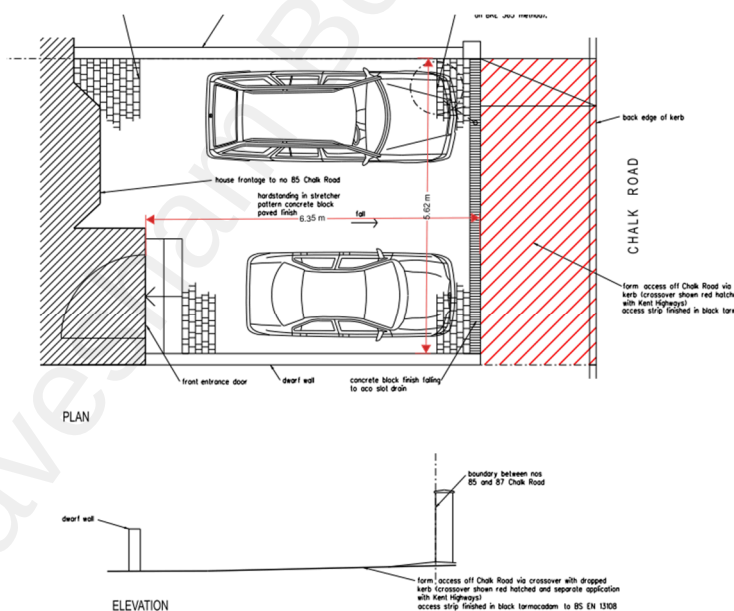
Design, Character and Appearance

85 Chalk Road has an attractive front garden with a mix of soft landscaping and planting, decorative stone and a tiled pathway. The garden is enclosed by dwarf walls and a gate located on the front boundary of the property. These features are characteristic of the local area.



The proposed vehicle crossover would result in the removal of the front wall and gate, and the formation of a paved hardstanding, would involve clearing and levelling the existing attractive garden with no soft landscaping retained or proposed.

Proposed Frontage Plan and Elevation



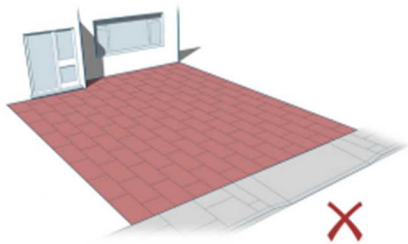
As per Gravesham's Householder Extensions/Alterations Design Guide (2021) (Design SPG 2021), 10.21-Front Gardens and Parking - the following considerations should be made:

- Hardstanding should be proportionate to the dwelling size and avoid paving over a significant amount of the forecourt.
- There should be a soft landscaped planted border along all boundaries in all spaces not specifically defined as parking or turning spaces.
- Proposals should avoid removing existing trees or established hedges and introduce new planting

wherever possible.

- Pedestrian visibility splays should be provided.

It is noted that neighbouring properties along Chalk Road have front gardens that have been completely hard paved to be used as driveways but this emphasises the harm that this type of development can have on the character and appearance of the street scene. The below images, taken from the Design SPG (2021) demonstrate the harm caused by hard paving the whole of the garden versus a more sympathetically designed approach which has consideration for the existing frontage and the character and appearance of the local area:



Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt.



Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces. Introduce permeable paving to new areas of hardstanding to minimise rainwater run-off issues, as per the requirements of Permitted Development.

The image on the right is indicative of how a vehicle crossover and hardstanding can be designed to be visually acceptable and integrate well with the surrounding local area.

The proposal for this application would result in the loss of an attractive garden, wall and gate and would involve the formation of a paved frontage that would cover the entire front garden. The application lacks any form of soft landscaping and as such is contrary to Policies CS12 and CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

This proposal would create an additional two parking spaces for the property. As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The proposal is unlikely to result in a sense of enclosure, loss of light, loss of privacy or impact the outlook of neighbouring properties. Therefore, the proposed development is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF) (2021.)

Highways and Parking

Gravesham's Highways Officer highlights how the proposal fails to address drainage and soakaway issues. These issues could be addressed by conditions and therefore would not constitute a reason for refusal. The Design SPG (2021) states pedestrian visibility splays should be provided as part of the application and in this case, none were provided. Although the surrounding boundary walls are low, plans should demonstrate how the development would not impede pedestrian safety. Again, this could be conditioned as necessary and would not be reason to refuse the application.

The proposed frontage plan shows there would be enough space to park two cars. As aforementioned in this report, there is already an existing double garage to the rear of the property as shown on google earth aerial maps, and an online search indicates 85 Chalk Road is a 3 bedroomed property. SPG 4 - KCC Parking Standards (2006) sets out the maximum car parking spaces for dwellings based on number of

bedrooms as shown in the below table:

Maximum Vehicle Parking Standards

Car Parking	
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

The development will create provision for 4 car off-street parking spaces for a 3 bedroomed property, which exceeds the 2 space limit for the dwelling as set out by the guidance and would represent an overprovision contrary to Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Any Other Material Planning Considerations

Impact on Biodiversity

The proposal would clear all soft landscaping from the frontage, including a grass area and established planting. This is contrary to Section 15 of the NPPF (2021), which states that developments should result in a biodiversity net gain. The proposal does not demonstrate how biodiversity net gain is to be achieved, therefore it is contrary to both local and national policy.

Conclusion & Recommendation

The application has been fully considered and is contrary to local and national planning policy.

The proposal involves removing the front boundary wall and gate, and hard paving the entire frontage of the property which results in the loss of an attractive garden area with no provision for soft landscaping. Moreover, there would be a detrimental impact to the street scene as evidenced by some surrounding properties that have carried out similar development which has negatively impacted the characterisation of the local area. As such, the development is in contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 (NPPF).

Furthermore, the property already benefits from off-street parking provision, in accordance with the adopted parking standards SPG4 (2006), and therefore the development would represent an overprovision contrary to SPG 4, Policy CS19 (LPCS) and Section 12 (NPPF) (2021).

Lastly, the proposed development fails to provide any biodiversity opportunity, with the removal of all soft landscaping from the frontage contrary to Policy CS12 (LPCS) and Section 15 NPPF (2021).

As such, it is recommended that the application is refused.

Recommendation

Refusal

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

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
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Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19th July 2022	Dated:	19th July 2022

Gravesham Borough Council