

# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20260056

**Location:** 9 Lawrence Drive Cobham Gravesend Kent

**Description:** Installation of vehicular crossover and the creation of a front driveway.

**Applicant:** Martin Jackson

**Site Visit Date:** **Desktop Assessment**

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### Submitted Documents/Plans

Application Form Dated 06/01/2026;  
Supplementary Information – Heritage Statement;  
Drawing Number PL001 – Site Location Plan;  
Drawing Number PL002 (Front Layout and Elevation Plans – Existing and Proposed);  
Drawing Number PL003 (Sections – Existing and Proposed); and  
Block Plan.

### Relevant Planning History

| Reference | Description                                                                                                   | Decision            | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20251031  | Application for a Proposed Lawful Development Certificate; Erection of drop kerb and creation of hardstanding | Certificate Refused | 02.12.2025    |

### Development Plan

#### Gravesham Local Plan Core Strategy (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 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
- Section 16 – Conserving and enhancing the historic environment

#### 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- 19<sup>th</sup> Century Suburban Conservation Areas Management Plan;
- Cobham Conservation Area Character Appraisal (2017)
- Design for Gravesham – Design Code (2024)
- Kent Downs National Landscape Management Plan (2021-2026)
- Gravesham Landscape Character Assessment

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

#### 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

*Parish Council – No comments received*

*Ward Councillors – No comments received*

*GBC Conservation Officer – No comments received*



### Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 02.02.2026 and a publication in the local press.

One response was received. Neighbours raised concerns regarding the removal of the front boundary wall and subsequently gate posts. However, this is considered to be a civil matter and not a material planning concern and as such is not covered within the following report.

The consultation period ended on 27.02.2026.

### **Officer's Analysis**

#### Design, Character and Appearance

The application site is a terraced property located on the north side of Lawrence Drive. The dwelling is located in the rural settlement of Cobham, inset from the green belt. It lies within the Ashenbank and Cobham Parkland Landscape Character Area, the Cobham Conservation Area and the Kent Downs National Landscape.

The property is soft landscaped to the frontage on a gradient which slopes downwards from the north to south.



The application proposes the instillation of a vehicular crossover and the creation of a front driveway.

The vehicle crossover and associated hardstanding area will be constructed using permeable paving. The parking area would have a 5.05m width by a 4.8m depth which provides sufficient space to comply with the requirements of SPG4. The proposed crossover would measure 4.48m wide and 2.08m in depth.



Some soft landscaping is retained within the garden frontage to soften the overall appearance of the development and provide biodiversity.

An application for the proposed dropped kerb will need to be submitted to Kent County Council via the following link:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb>

The site is located within the Cobham Conservation Area and as such, a principle issue in determining this application is whether the proposed development will preserve or enhance the character and appearance of the Conservation Area. As such, Policies CS20 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Saved Policy TC3 of the Gravesham Local Plan First Review November 1994 are relevant, as well as Section 16 of the National Planning Policy Framework (NPPF) (2024). These policies place a high priority on the preservation, protection and enhancement of the heritage and historic environment.

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

The proposal is considered to be well designed with appropriate materials and retains some soft landscaping. Whilst it is visible from a public vantage point, the proposal is not considered to be out of keeping with the existing street scene where there are examples of similar developments:

*Existing Street Scene from Google Earth Images*





Therefore, the application is considered to be acceptable in terms of design and is not considered to have a detrimental impact on the character and appearance of the Cobham Conservation Area.

Overall, the proposal will be constructed using appropriate materials and is considered to be sympathetic to the host dwelling. The proposed development would be appropriate in terms of design and would not have an adverse impact on the character or appearance of existing building, neighbouring properties or the surrounding conservation area. Therefore, the proposal would be in accordance with the statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

#### Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with 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).

#### Neighbouring Amenity

The vehicle crossover and associated hardstanding do not negatively impact neighbouring amenity. As such, the proposal is in accordance with 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).

#### Parking and Highways

The proposal is in accordance with CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and - KCC Parking Standards (2006).

#### Any Other Material Planning Considerations

### *Impact on biodiversity*

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2024) Section 15. As indicated on the plans, some soft landscaping and planting is shown and the proposal would be allowed under Permitted Development rights, therefore, on balance, the development is considered acceptable.

### *Landscape Character Area*

Section 15 of the NPPF (2024) highlights the importance of conserving and enhancing the natural environment, one aspect of which is the protection and enhancement of valued landscapes. Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states that the overall landscape character and valued landscapes will be conserved, restored and enhanced and the greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs AONB and its setting.

The application site is located within the Ashenbank and Cobham Parkland Landscape Character Area. Due to the nature of this proposal within a residential setting, there will be no direct impact on the landscape character area. As such the proposal would accord with Policy CS12 (LPCS) and Section 15 of the NPPF (2024).

### *Impact on Kent Downs National Landscape*

The site lies within the Kent Downs National Landscape. The NPPF confirms that the National Landscape equivalent to National Parks in terms of their landscape quality, scenic beauty and their planning status (paragraph 176.)

The proposal would be within the residential curtilage of the dwelling. By virtue of the proposal being for a vehicular crossover and driveway, it is considered that the proposal would not harm the natural beauty of the Kent Downs National Landscape.

### **Conclusion**

The vehicular access and associated hardstanding area is acceptable. The development is considered to protect the amenity of future occupiers and neighbours, provides adequate parking provision and would not have a detrimental effect on the character and appearance of the Cobham Conservation Area. As such the development is in accordance with statutory test 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CS19 and CS20 of the Gravesham Local Plan Core Strategy (2014), saved Policy TC3 (Development Affecting Conservation Areas) of Gravesham's Local Plan First Review (1994) as well as Sections 12 and 16 of the National Planning Policy Framework (2024).

### **Recommendation**

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                             |                     |                                   |
|----------------------|-----------------------------|---------------------|-----------------------------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody           | <b>Team Leader:</b> | <b>Richard Hart</b>               |
| <b>Signed:</b>       | <i>N Goodbody</i>           | <b>Signed:</b>      | <i>R Hart</i>                     |
| <b>Dated:</b>        | 16 <sup>th</sup> March 2026 | <b>Dated:</b>       | <b>17<sup>th</sup> March 2026</b> |