



Delegated Report

Householder Planning Application

Planning Application No: 20250774

Location: 19 The Fairway Gravesend Kent DA11 7LN

Description: Part retrospective application for the creation of hardstanding. Installation of a vehicle crossover.

Applicant: Mr Balrow

Site Visit Date: 15th August 2025

Submitted Documents/Plans

Planning Application Form;
Notice Under Article 13;
Article 13 – Owner KCC Crossover;
Photographs;
Drawing No. 101A – Site Location Plan;
Drawing No. 102 – Block Plans Existing and Proposed;
Drawing No. 103 – Plans Elevations and Section Existing; and
Drawing No. 104 – Plan Elevations and Section Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250469	Change of use from a dwellinghouse to a children's residential care home.	Withdrawn	21.07.2025

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

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

KCC – Highways

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal

technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

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

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

Local Ward Councillors

No comments received.

Neighbouring properties

The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 05.09.2025. One letter of support was received.

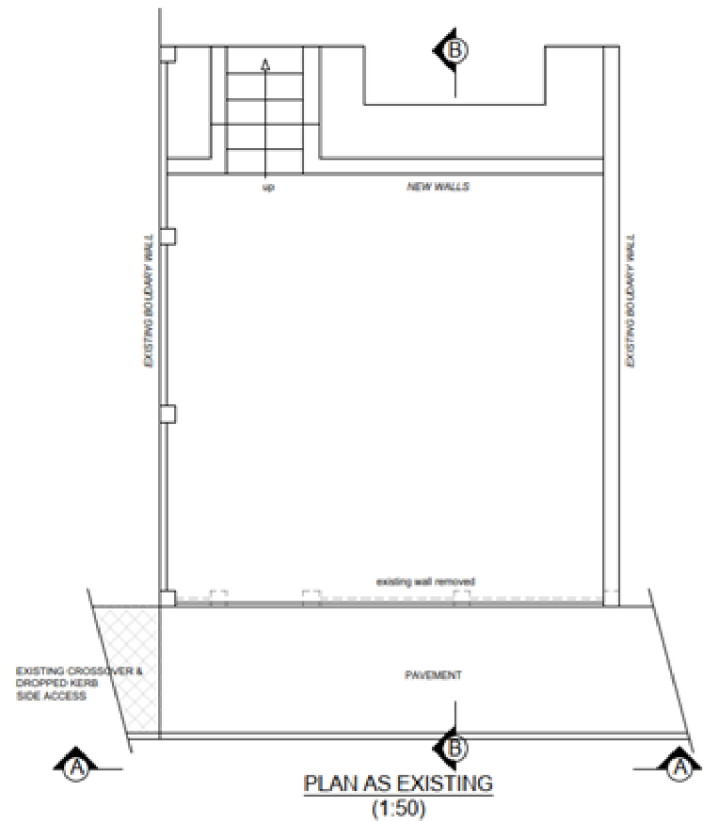
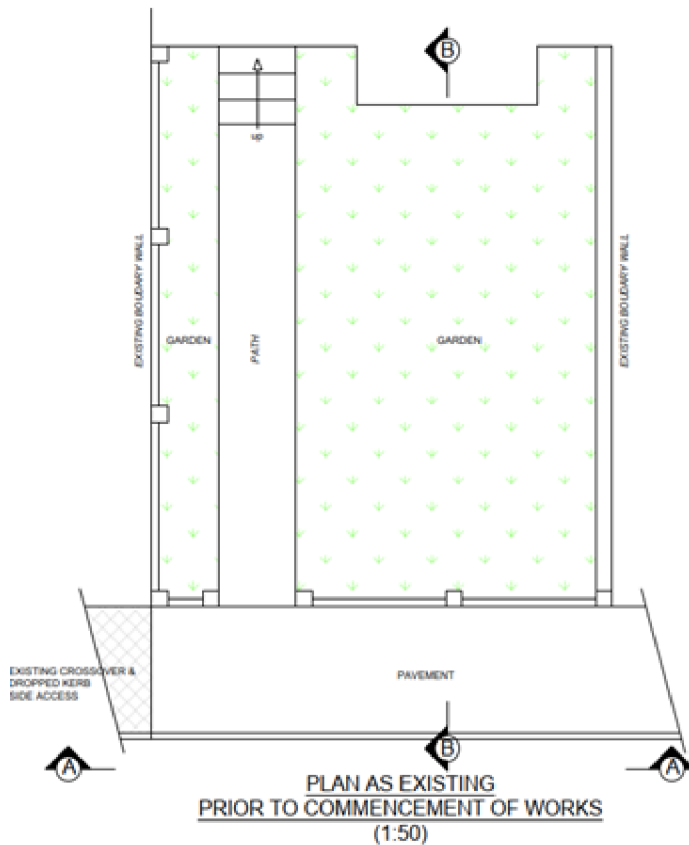
Analysis

Proposal

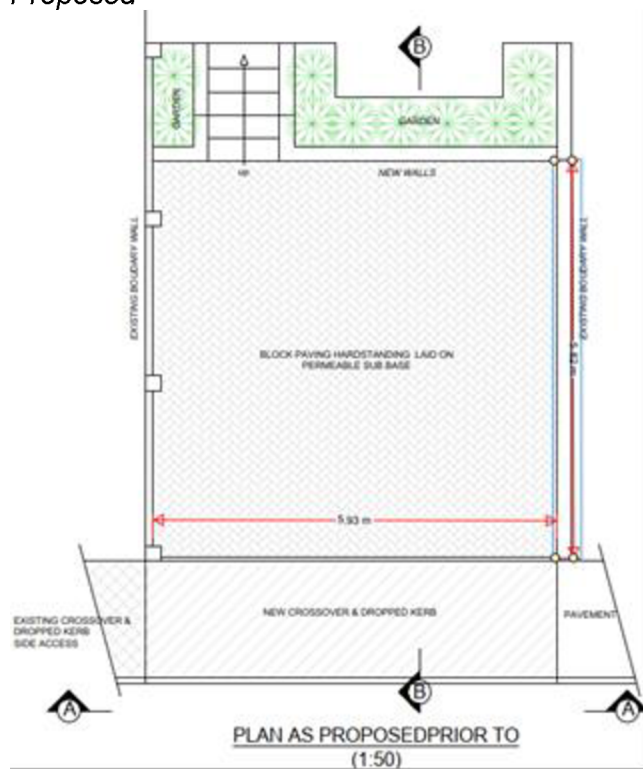
The part retrospective application is for the creation of hardstanding and installation of a vehicle crossover.

Pre-Existing

Existing



Proposed



Character and Appearance

The application site is a two storey end terrace property situated in a residential street in the urban area of Gravesend. The application site is not on a classified highway and is situated within a road where there are several examples of front hardstandings and so the proposal would not be deemed as an out of character

addition.

Application Property



Streetscene





It should be noted that the hardstanding's in situ have likely been constructed under permitted development rules and so planning permission would not have been sought or even required in these circumstances.

Below is an extract from Gravesham's Front Driveway Design Guidance (Informal Guidance) (2023):

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.

The Council adopted design guidance also states:



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.

As can be seen from the proposed plans, an area of soft landscaping will be retained as part of the proposal and is considered to be a positive contribution to the streetscene.

The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance 2021 and Gravesham Front Driveway Design Guidance (Informal Guidance) (2023).

Amenity of Future Occupiers

Due to the type of development proposed there will not be any harm to the amenities of existing and future occupiers and so the proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Due to the type of development proposed there will not be any harm to the amenities of neighbouring occupiers and so the proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will provide two parking spaces for the property and is compliant with KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	9 th September 2025	Dated:	10 th September 2025