



Delegated Report

Householder Planning Application

Application No: 20230729

Location: The Orchards, 23 Watling Street, Gravesend, Kent, DA11 7NU

Description: Erection of front boundary wall, gates and railings.

Applicant: Mrs G Kayr

Site Visit: N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 07/07/2023;
- Supplementary Information - Email from Agent confirming railings/gate spacing widths (150mm) (29/08/2023);
- Drawing no. 1121.WD.02E - Site Location with Existing and Proposed Block Plans;
- Drawing no. 1121.WD.12C - Proposed Site Plan and Elevations;
- Drawing no. 1121.WD.13 - Existing Site Plan and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220952	Application for non-material amendment to planning permission reference number 20210480 to allow the extension of the width of the front bay into the main projection increasing the open well to the stairs	PERMITTED	16.09.2022
20220055	Application for Lawful Development Certificate for proposed outbuilding to be used as home gym with shower and garden store.	CERTIFICATE GRANTED	02.03.2022
20211244	Demolition of existing garage, front porch and single storey extension, and erection of new front bay, porch and part two storey, part single storey rear and side extension. Conversion of loft to habitable room with rear dormer and skylight windows to front roof slope.	PERMITTED	02.12.2021
20210480	Demolition of existing garage, front porch and single storey extension, and erection of new front bay, porch and part two storey, part single storey rear and side extension.	REFUSED	11.06.2021
2021/00041 /REF		ALLOWED	

20200776	Erection of single storey rear extension, two storey side extension to replace existing detached garage.	PERMITTED	15.10.2020
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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

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

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)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Department for Transport's Manual for Streets (2007)
- Kent County Council Dropped Kerb Application Guidance (2022)

Consultations, Publicity and Representations

Consultees

GBC Highways - This proposal requires careful consideration. There is an existing hedgerow and access so there may be limitations on what can be achieved.

1. 2m x 2m pedestrian visibility splay should be provided to ensure pedestrian can be readily seen. This is even more important given the most recent Highway Code establishes a hierarchy of road users with the pedestrian having the highest priority.
2. Gates are disliked, delays can arise whilst a vehicle waits on street while they open and close (if manually operated) to the detriment of the free flow of traffic. It should be noted that whilst Watling Street in this location may be a minor residential street, due to its location it can become a diversion for some traffic using the A2 should it become obstructed or suffer delay.
3. If the gate were permitted, it should have widely spaced railings (150mm plus with 10mm to 15mm rods) to ensure it can be readily seen through and be electrically driven with a remote control to minimise the time a vehicle is parked on the highway waiting for the gates to open.

Local Ward Councillors - No comment received.

Neighbouring properties

A notice was displayed on site 24th July 2023.

In addition, three surrounding properties were consulted and eight representations were received, all registering support for the application.

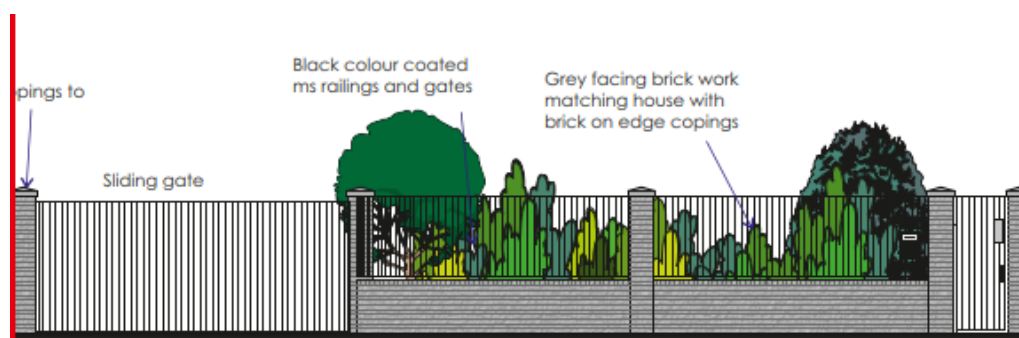
The overall consultation period expired 18th August 2023.

Officer's Analysis

Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

The proposed development would alter the appearance of the street scene by removing the mature hedge and erecting a front boundary wall. The wall would have a height of 0.8m, with pillars and railings, and a planting bed behind. A new gate vehicular gate and pedestrian gate would be installed.



Although changing the appearance of the street by removing the hedge, some planting will be retained behind the railings and the development would be acceptable in design terms. There are other examples of the boundary treatments and gates within the immediate vicinity. As such, the development is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2021).

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 NPPF (2021).

Parking and Highways

The position of the access would not change as part of this development and would remain on the western boundary, with the only change being the gate. The existing access has limited visibility to the east, due to the mature hedge impeding sightlines and although the proposed development does not provide 2m x 2m pedestrian visibility splays, the spaced railings do provide more openness and visibility than the existing hedgerow. Moreover, the sliding gates would slow vehicles exiting the driveway.

Gravesham's Highway Officer has provided comment on the development, stating that it would ideally provide pedestrian visibility splays but that the open railings are an improvement on the existing arrangement, and the agent confirmed in writing that the railings would be a minimum of 150mm spaced as per the highway officer's request. Moreover, the gates are not considered to be an issue on Old Watling St as it is a lightly trafficked road.

There is concern that the existing dropped kerb is not located in front of the proposed gates (see images below). As such a condition will be attached to the decision notice requiring the dropped kerb to be installed at full width prior to the installation of the gates.

Overall, the proposed development would provide visibility through spaced gates and railings, with the gate slowing the speed that vehicles would egress the driveway. Therefore, the proposed layout would provide more visibility than the existing arrangement. The development is considered to be acceptable on highway terms and in accordance with Policy CS11 (LPCS) and saved policy P3 of Gravesham's Local Plan First Review (1994).

Any Other Material Planning Considerations

Impact on Biodiversity - any development should result in a net gain of biodiversity to accord with Section 15 of the NPPF (2021). The proposal would result in a minimal loss of biodiversity, through the removal of the mature hedge, however will be replaced by other landscaping which would off-set the loss.

Conclusion

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

The development is considered to be an acceptable design that retains and reintroduces biodiversity to soften the impact on the street scene, it would not impact on amenity and subject to conditions is in accordance with parking policy guidance.

As such, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	30 th August 2023	Dated:	31 August 2023