

Delegated Report

Householder Planning Application

Planning Application No: 20211036

Location: 44 Scott Road Gravesend Kent DA12 5TS

Description: ·*REVISED DESCRIPTION·* Proposed driveway and associated landscaping

Applicant: Mr Andy Barnes

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form Received 17/08/2021;
- Drawing No: 45-PL-1000 (Existing Plans Elevations, Site Location Map and Block Plans) Received 13/09/2021;
- Drawing No: 45-PL-1001 (Proposed Plans Elevations, Site Location Map and Block Plans) Received 13/09/2021;

Relevant Planning History

No relevant planning 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

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

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- 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)

Consultations, Publicity and Representations

Highway Development Management Officer

No comments received.

Neighbouring properties

The application was advertised by way of letter to Five surrounding properties. The consultation period expired on 5th October 2021 and no comments were received.

Analysis

Proposal

The proposal is for external works to create a driveway which is level with the highway which will accommodate off road parking for two vehicles. The driveway will be deeper to the eastern side and shallower to the west. It has a minimum depth of 6.5 and a maximum depth of 7.2m. It has a minimum width of 6.1m.

Character and Appearance

The application site is a mid terrace house which is set below the main highway as it is situated on a gradient which slopes to the North and again to the East. At present the property is setback from the main highway and there is a dwarf wall separating the footpath and front boundary. There is soft landscaping in the garden with a footpath and some steps leading down to the front door.

The application proposes the formation of a hardstanding on the front garden for vehicular parking for two vehicles. The adjoining property has carried out similar works to what is being proposed so this proposal is not something which would be deemed out of character in the area. The proposal shows retention of some soft landscaping at the back of the driveway with stairways leading to the front door.

The proposal is considered adequately designed subject to the imposition of a condition requiring the driveway to be constructed using permeable materials.

Amenity of Future Occupiers

The proposal is not liable to impact on the amenity of future occupiers so there are no concerns in this regard.

Neighbouring Amenity

The extension will not cause material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure.

Parking and Highways

In order to protect pedestrian visibility splays a condition stating no other boundary treatment or landscaping within 2 metres of the highway can be installed/planted without permission will be imposed.

The proposed driveway is in accordance with the requirements of SPG 4 - KCC Parking Standards (2006) and so there are no further concerns in this regard.

Conclusion & Recommendation

The application is in accordance with Local and National Planning policy. The proposal is acceptable in highway terms, and will have no detrimental impact on the street scene and it is considered to safeguard the amenity of future occupiers, as well as neighbouring properties.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	
Signed:		Signed:	
Dated:	28th October 2021	Dated:	