

Delegated Report

Householder Planning Application

Planning Application No: 20221340

Location: 224 Singlewell Road Gravesend Kent DA11 7RE

Description: Retention of boundary wall and proposed drop kerb

Applicant: Mr RAINA

Site Visit Date: 27th February 2023

Submitted Documents/Plans

- Application Form
- Drawing Number: 224SR SITE (Site Location Map and Proposed Block Plan)
- Drawing Number: 224SR PO1 REV A (Proposed Plans and Elevations)
- Drawing Number: 224SR EO1 REV A (Existing Plans and Elevations)

Superseded

- Drawing Number: 224SR PO1 (Proposed Plans and Elevations)
- Drawing Number: 224SR EO1 (Existing Plans and Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20150740	Alterations to the roof incorporating construction of three dormer windows in the existing and proposed front roof slope and one dormer window in the proposed rear roof slope with installation of three roof lights in the side elevations, conversion of the roof space into habitable rooms and erection of front porch with pitched roof canopy and associated internal alterations.	Permitted	30.10.2015

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

- T5 – Access to the Identified Highway Network

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)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I note the applicant is disabled and whilst it is desirable to ensure he is not disadvantaged, his tenure is temporary however long and so it is essential to ensure road safety is not compromised.

During 2022, Kent County Council revised their requirements for carriage crossovers and in particular subject to certain conditions being met are more receptive to allowing separate entrances and exits being constructed.

- 1. Will the provision of an additional access result in a significant impact of on street parking. In this location, the answer would be no impact, as all properties have off street parking available.*
- 2. The front garden must measure at least 15 metres wide by 4 metres deep. Whilst the depth of the garden is significantly more than the 4 metres required, I measure the width as less than the 15 metres required by Kent County Council (although it depends on which drawing used). Whilst the difference may only be some 300mm, it is sufficient to recommend refusal as to permit the application would set a precedent and make a nonsense of the guidance issued by Kent County Council.*

*Drawing number 224SR PO1 measures 15.24 metres whilst,
Drawing number 224SR Site measures 14.70 metres*

The drawings should be dimensioned to ensure consistency.

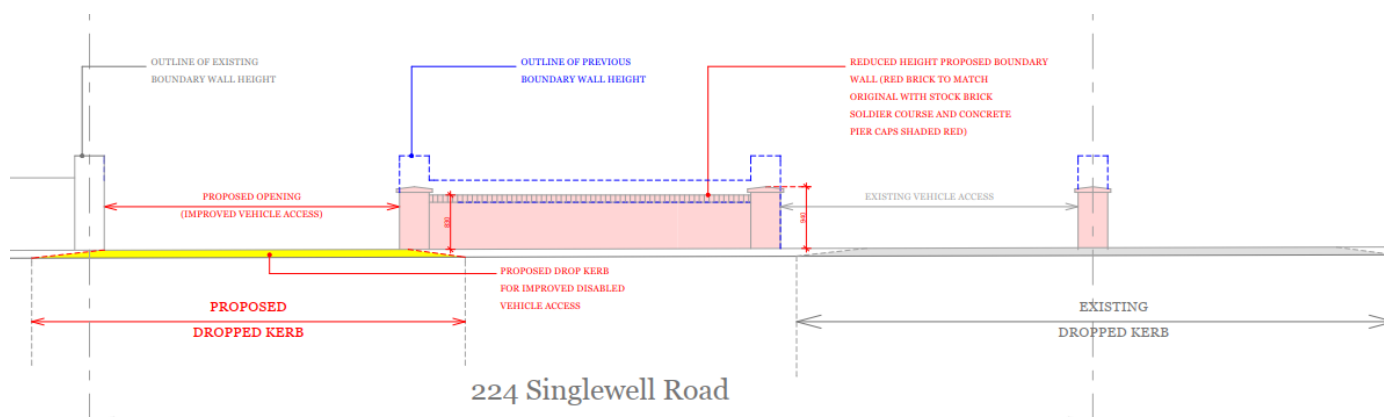
Neighbouring properties

The application was advertised by way of site notice and letters to six surrounding properties. The consultation period expired on 27th February 2023 and no comments were received.

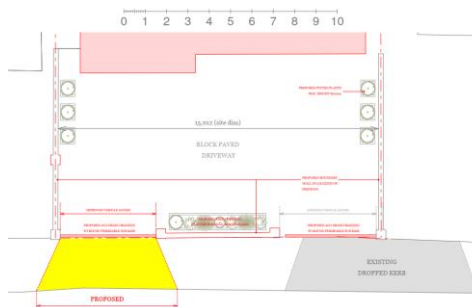
Analysis

Proposal

The proposal seeks retention of a boundary wall and proposed drop kerb. The boundary wall has a maximum height of 9.4m and a width of approx 5.7m.



The proposed dropped kerb will serve a second access point and will be situated on the northern side of the development.



Character and Appearance

The application site is a detached chalet bungalow which has been previously extended, the site is set back from the highway. The property has hardstanding to the entire frontage of the property with a boundary wall positioned in a central position flanked by two high piers. The pier on the southern side has been partially removed whilst the others remain intact.



There is an existing dropped kerb on the southern side of the driveway which allows access onto the hardstanding. The proposal seeks to retain the boundary wall whilst reducing its height so that it is compliant with highway standards. The proposal also seeks to add an additional dropped kerb on the northern side of the drive so to allow for a secondary access, this will essentially result in an in and out driveway which is similar to that of the neighbouring properties.



The width of the new access at the northern end of the frontage is 4.47m similar in width to the existing access. The front garden area hardstanding as constructed provides sufficient depth for vehicles and will allow vehicles to enter in leave in a forward direction. The height of the front wall and the piers does not restrict visibility as they are below 1m in height and the access width is sufficient such that this will not result in detriment to pedestrians or other users provided that there are no gates erected and this could be controlled through a planning condition.

The proposal has been revised to show some soft landscaping, ideally there would be a preference for more than what has been provided. In order to ensure that the soft landscaping is retained and to enhance the biodiversity of the site and surroundings a condition shall be imposed to ensure that the soft landscaping is implemented and retained.

The proposal is considered acceptable in terms of design and complies with the requirements of CS19 Local Plan Core Strategy 2014

Amenity of Future Occupiers

Due to the nature of the proposal it is not liable to harm the amenities of future occupiers.

Neighbouring Amenity

The proposal adequately safeguards the amenity of neighbouring properties.

Parking and Highways

The agent has adequately evidenced that there is sufficient width to the driveway to satisfy parking requirements, therefore, notwithstanding the concerns of the highways officer the proposal is compliant with parking requirements.

Conclusion & Recommendation

The proposal has been fully considered and permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31st March 2023	Dated:	3rd April 2023