

Delegated Report

Dartford BC Consultation

Planning Application No: 20230821

Location: Cherry Orchard Manor Road Longfield Kent

Description: Dartford Borough Council Consultation 23/00900/FUL - Erection of a new garden wall, gates and storage container (part retrospective).

Applicant: Dartford Borough Council

Site Visit Date: None (desktop assessment)

Introduction

Dartford Borough Council (DBC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on the proposed erection of a new garden wall, gates and storage container (part retrospective) at Cherry Orchard, Manor Road, Longfield.

Submitted Documents/Plans

The planning application (DBC reference 23/00900/FUL) documents are available on the DBC website via the following link;

<https://publicaccess.dartford.gov.uk/onlineapplications/search.do?action=simple&searchType=Application>

Relevant Planning History

None.

Consultations, Publicity and Representations

As the determining authority, DBC have the responsibility to undertake relevant statutory consultations and publicity. In addition, the following consultation has been undertaken by GBC.

GBC Highways Officer

Looking at Google Street view it is noted that the wall would appear to have been in a poor state of repair from at least October 2008;



I would suggest that the flank wall was probably deliberately altered to accommodate sight lines from the adjacent private parking area for residents and the dwellings own driveway. Looking at the Planning History for Gwenoline Cottages Main Road Longfield Hill, the reference I can see is to an application 56/00087/FULA1 (TH/5/56/87) which was for a portable garage and vehicular access and the application was permitted. This suggests that Gwenoline Cottages and the approved access existed before Cherry Orchard was built.

Therefore removing this well-established sight line provision would be a highway safety hazard. Given there is no footway and possibly limited highway verge, any boundary treatment should be set back 2.4 metres from the highway edge, even if it is intended to remove the dwellings access at this point. The visibility from the old access is better than that from the alternative, although it may be possible to provide some improvements at the alternative access, by removing anything over 850mm in height within 2.4 metres of the carriageway along the frontage of the property.

The boundary of the highway is not known by me, but care must be exercised when placing anything adjacent to the highway such as sleepers as they can usually be easily dislodged and become a highway hazard. It would be better for the applicant to discuss the matter with the Highway Authority and come to an agreement on how best to delineate the boundary and deter vehicles over running the applicant's land. The post and chain fence outside the public house being an obvious alternative.



Google Street View October 2016 (first appearance on street view)

Officer's Analysis

The proposed development would have no impact on the operation or appearance of Gravesham Borough or the amenities of its residents. The application should be considered against relevant local and national planning policy as appropriate.

The GBC Highways Officer has highlighted a number of issues which should be drawn to the attention of DBC.

Conclusion & Recommendation

No objections. DBC be requested to take account of the comments of GBC Highways Officer and be thanked for consulting the Borough Council.

(For detailed response and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th August 2023	Dated:	15 August 2023