

Delegated Report

Householder Planning Application

Planning Application No: 20240483

Location: 137 St Hildas Way Gravesend Kent DA12 4AZ

Description: Construction of a vehicle crossover and dropped kerb.

Applicant: Mr Ekansa-Dwamena

Site Visit Date: 07.10.2024

Submitted Documents/Plans

- Application Form
- Block Plan Existing
- Block Plan Proposed
- Drawing No: 001 (Existing and Proposed Plans)

Relevant Planning History

No relevant planning history.

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 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

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

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

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

Local Ward Councillors

No comments received.

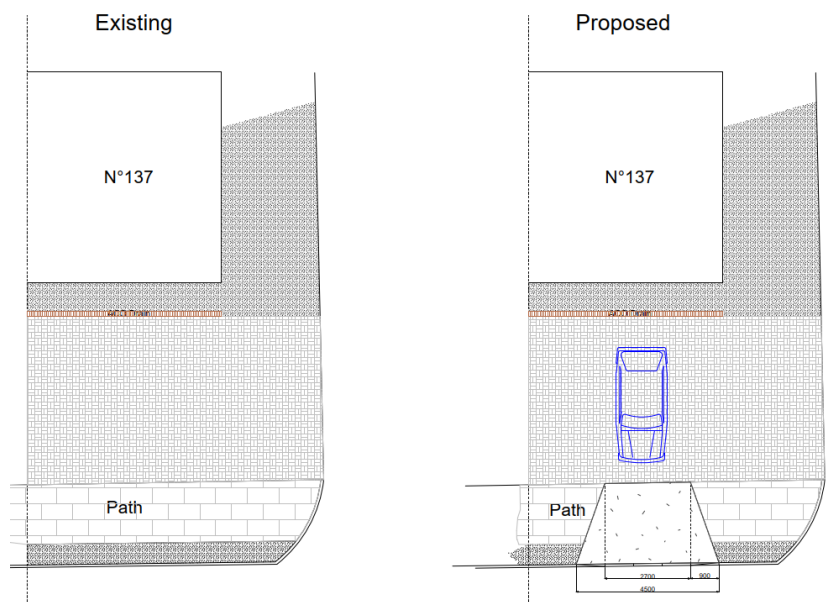
Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 01.11.2024 and no comments were received.

Analysis

Proposal

The proposal seeks the construction of a cross over and dropped kerb onto an existing hardstanding.



Character and Appearance

137 St Hilda's Way is two storey end of terrace dwellinghouse located on the Western side of the highway. To the North of the site there is an access way which leads to some garaging. At present the property frontage has been hard paved and the hardstanding is accessed by driving onto the access way path.



As a result of the hardstanding, no soft landscaping has been retained.



The submitted plans include the provision of a vehicle crossover, with a block paved driveway measuring 9.32m wide and 5.3m deep.

Taking into account other similar developments within the immediate area, it would be unreasonable to refuse the proposal. The frontage was hard paved at some point between 202 and 2021 and would not have required planning permission.



The development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The vehicle crossover and associated hardstanding does not negatively impact neighbouring amenity. As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Parking and Highways

The parking area has a 9.3m width by a 5.3m depth which provides sufficient space to comply with the requirements of SPG4. The proposed crossover would also measure 2.7m at the front, extending to 4.5m at the front boundary of the property and 2.5m in depth.

As such there are no parking and highways concerns related to the application.

Conclusion & Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	20/11/2024	Dated:	20th November 2024