

Delegated Report

Householder Planning Application

Planning Application No: 20250088

Location: 3 Worcester Close Istead Rise Gravesend Kent

Description: Extension of dropped kerb and creation of hardstanding at front of property.

Applicant: Mr Martin Ludlow

Site Visit Date: 24.02.2025

Submitted Documents/Plans

- Application Form
- Drawing No: 1000 (Site Location Map)
- Drawing No: 1001 (Existing Block Plan)
- Drawing No: 1101 (Proposed Block Plan)

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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- 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)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

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

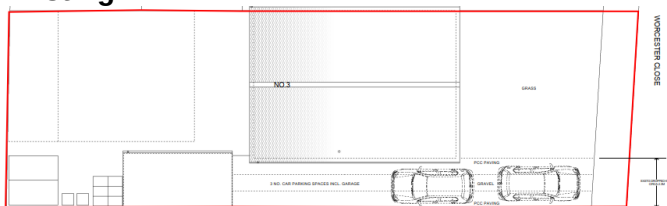
The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 21.03.2025 and no comments were received.

Analysis

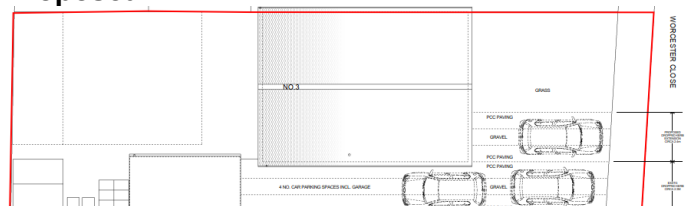
Proposal

The proposal seeks to extend the existing dropped kerb and hardstanding to the property frontage.

Existing



Proposed



Character and Appearance

The application site is a detached bungalow situated on the edge of a rural settlement which is inset from the greenbelt. The application site is not on a classified highway and is situated within a cul de sac in which there are several examples of front hardstanding's and so the proposal would not be deemed as an out of character addition.

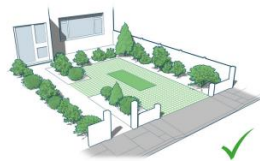


It should be noted that the hardstanding's in situ have likely been constructed under permitted development rules and so planning permission would not have been sought or even required in these circumstances.

Below is an extract from Gravesham's Front Driveway Design Guidance (Informal Guidance) (2023):

Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt. Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces.

The Council adopted design guidance also states:



Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces. Introduce permeable paving to new areas of hardstanding to minimise rainwater run-off issues, as per the requirements of Permitted Development.

As can be seen from the proposed plans, a large amount of soft landscaping will be retained as part of the proposal. This is considered to be a positive as the surrounding hardstanding's urbanise the street scene and do not contribute in a positive manner.

The proposal is considered to comply with the requirements of CS19 Local Plan Core Strategy 2014, SPD4 – Householder Alterations and Extensions Guidance 2021 and Gravesham Front Driveway Design Guidance (Informal Guidance) (2023).

Amenity of Future Occupiers

Due to the type of development proposed there will not be any harm to the amenities of existing and future occupiers and so the proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

Due to the type of development proposed there will not be any harm to the amenities of neighbouring occupiers and so the proposal is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidance 2020.

Parking and Highways

The proposed development will retain the existing parking arrangements which includes a garage and a driveway leading to the garage which allows for tandem parking, the proposed parking space is compliant with KCC Parking Standards 2006.

Any Other Material Planning Considerations

The proposal is for an to an existing dropped kerb and parking area which is located in a built up rural settlement inset from the Green Belt. Although the proposed development would incrementally increase the size of the hardstanding, it would still retain an open site and as such the proposed development would not be detrimental to the open, rural landscape character of the surrounding area. In respect of landscape character the proposal is therefore considered compliant with Policy CS12 (LPCS).

Conclusion & Recommendation

The proposal is recommended for permission 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:	01.04.2025	Dated:	1st April 2025