



**Hardstanding and retaining wall
(retrospective) and proposed dropped kerb
to allow for a vehicle crossover.**

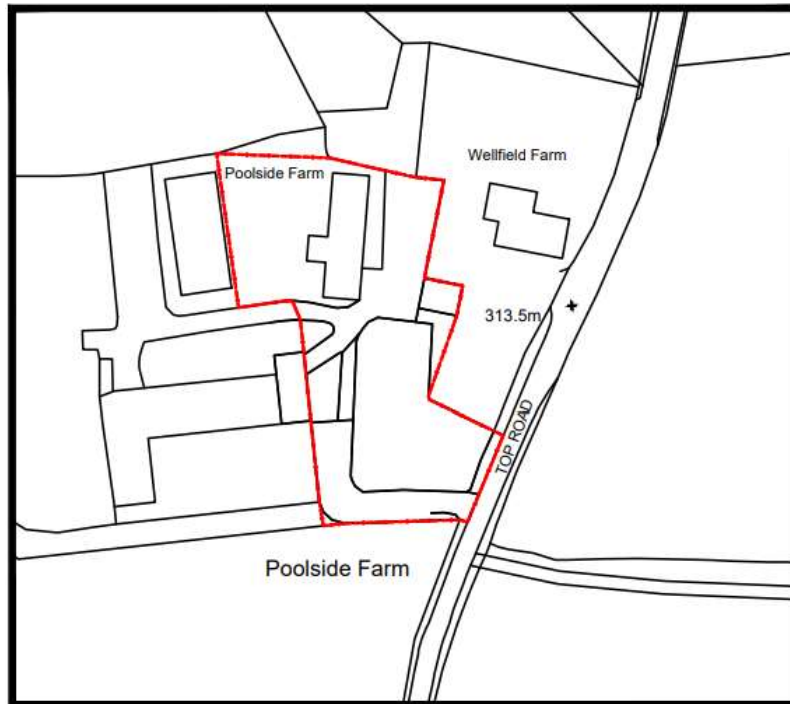
1 Nansen Road, Gravesend DA12 5DA

Planning Statement

Application Site

The application site is located to the east of Nansen Road where the landscape steeps steeply. The site is within the Gravesend built-up area and is after the junction with Mungo Park Road. The nearby properties of 26 and 24 Mungo Park have driveways similar to that undertaken at the application site. The property is not listed nor within a conservation area.

Figure 1: Site Location Plan



The Proposal

The driveway has already been carried out. It consists of a flat surface, retaining wall and bollards.

A dropped kerb is also proposed.

Figure 2 proposed elevations







An accident in December 2022 precipitated the need for the bollards

Planning History

N/A

Planning Policies

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Planning Policy Framework 2021 (NPPF), paragraphs

8 – Sustainability objectives

11 – The presumption in favour of sustainable development

National Planning Practice Guidance

The Development PlanGravesham Local Plan Core Strategy and Local Plan Policies Map (2014)

Policy CS01: Sustainable Development

4.1.8 Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy CS02: Scale and Distribution of Development

4.2.26 The strategy prioritises development in the urban area as a sustainable location for development.

Policy CS11: Transport

5.5.38 New developments should mitigate their impact on the highway and public transport networks as required.

5.5.39 Sufficient parking in new development will be provided in accordance with adopted parking standards which will reflect the availability of alternative means of transport and accessibility to services and facilities.

Policy CS19: Development and Design Principles

Gravesham Local Plan First Review (1994) – Saved and Deleted Policies Version (September 2014)

Policy T1

Policy P3

Supplementary Planning Documents (SPDs)

[SPG4: Kent Vehicle Parking Standards \(July 2006\)](#)

Maximum Vehicle Parking Standards

	Car Parking
1 bedroom	1 space per dwelling
2 and 3 bedrooms	2 spaces per dwelling
4 or more bedrooms	3 spaces per dwelling
Sheltered Accommodation	1 space per resident warden + 1 space per 2 units
Notes:	1. For 1-bedroom dwellings the parking will usually be provided as communal spaces. For other dwelling sizes part or all of the parking can be provided on a communal basis. 2. The level of car parking provision includes any garages, provided as an integral part of the dwelling or within its curtilage, and/or driveways provided within the curtilage, subject to the preferred sizes set out in Appendix B.

[Householder Extensions Alterations Design Guide 2021](#)

Front Gardens & Parking page 24 and 25

Planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;

ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The development would make efficient use of land, paragraph 124 of the NPPF states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining the areas prevailing character and setting or of promoting regeneration and change.

The application proposals comprise a sustainable form of development that is entirely consistent with the policy aims at national and local levels. The benefits of the scheme, therefore, meet the principle in the NPPF to improve the economic, social, and environmental conditions of an area through sustainable development.

In summary, the development constitutes appropriate development in the location and conforms to all applicable planning policies.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is our professional view that the development is in compliance with all applicable policies above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

Robin Edge MRTPI

Planning Consultant (28/03/2023)