

Delegated Report

Householder Planning Application

Planning Application No: 20230115

Location: 5A Stanley Crescent Gravesend Kent DA12 5SZ

Description: Installation of proposed solar panels to roof and erection of new boundary fence with sliding gated entrance

Applicant: Mr Aleksander Yanev

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 08/02/2023; and
Roof Plans and Block Plans – Existing and Proposed Fence Elevation and Location Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20180088	Creation of vehicle access and parking space.	Refused	13.09.2018
20160718	Erection of link detached, two storey, two bedroom dwelling in the side garden.	Permitted	19.09.2016
20130137	Erection of link detached, two storey, two bedroom dwelling in the side garden.	Permitted	11.04.2013
20120672	Erection of a detached two storey, three bedroom dwelling in the side garden.	Refused	26.09.2012

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I would recommend refusal of this application on the grounds of highway safety.

1. Gates, Kent County Council in their guidance for carriage crossovers make the following statement.

11/Gates

Have you or are you considering installing gates?

The gates should not open outwards onto the public highway and you should have at least 5.5m clearance to ensure vehicles are not obstructing the public highway or accessing your property.

This is to ensure a vehicle does not obstruct the highway whilst the gates are opened or closed.

2. The sight lines for the access would be compromised by any boundary treatment that exceeds one metre in height. Manual for Streets requires sight lines of 43m x 2.4m x 43metres for a road subject to a 30mph limit. Such a requirement is already compromised by the house providing a sight line of only some 24 metres, which approximates to the sight line requirement for 20mph (25 metres), which may be more appropriate given the speed control effect of the bend.

Neighbouring properties

Four surrounding properties were consulted and no representations were received. The consultation period expired on 6th March 2023.

Officer's Analysis

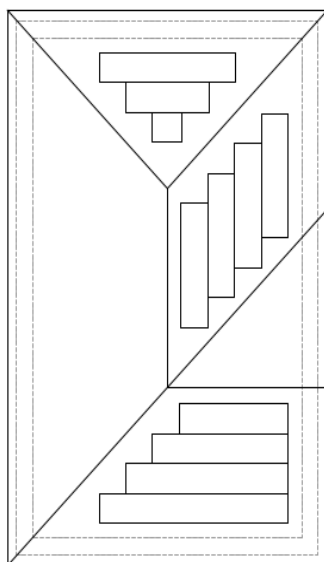
Design, Character and Appearance

5A Stanley Crescent is a two storey link detached dwellinghouse with a hard standing side garden used for vehicular parking. The property was developed on a large corner plot, which is mirrored at the opposite end of the Crescent.



The application proposes the instillation of solar panels to the roof and erection of new boundary fence with sliding gated entrance.

The proposed solar panels will be installed to the roof of the dwellinghouse as shown below:



They will be set within the roof and away from the edge, they may be more visible from long ranging viewpoints however they will be contained within the roof and will not create an incongruous form of development.

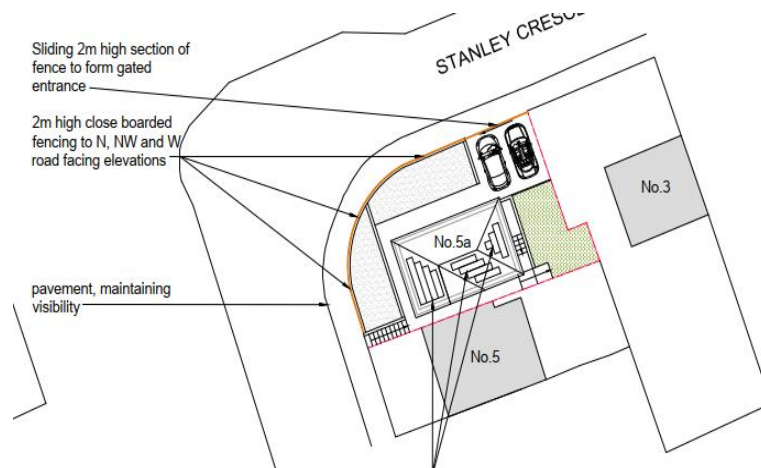
Additionally, there are examples of the instillation of solar panels to the roofs of neighbouring properties.

Therefore, the proposed PV panels accord with policy CS19 (Development and Design Principles) of

Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

The application also proposes the erection of new boundary fence with sliding gated entrance.

The proposed fence will be 2m in height and will extend the full length of the front and side garden of the property. There will be a sliding section in front of the hardstanding area to provide vehicular gates:



The site is situated on a prominent corner location so care must be taken with any proposed boundaries. The boundaries to the front and side gardens of neighbouring properties largely consist of dwarf walls, some with planting. The corner property at the opposite end of the Crescent known at 31A Stanley Crescent is also framed by a dwarf wall. It is noted that there is a higher boundary fence serving neighbouring property known as 24 Stanley Crescent which fronts the street scene. However, this boundary serves the rear garden of the property. The boundaries to the side and front gardens of this property are open or with a dwarf wall, in keeping with the surrounding area. Therefore, the 2m height of the fence would be out of character with the surrounding properties and would be detrimental to the street scene.

As such, the proposal for the erection of new boundary fence with sliding gated entrance would be an incongruous design and would be out of keeping with the surrounding street scene and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposal for the installation of solar panels and the erection of a fence with sliding gated entrance are located to the roof and boundaries of the property and therefore have no detrimental impact on the amenities of the future occupiers of the dwelling.

Neighbouring Amenity

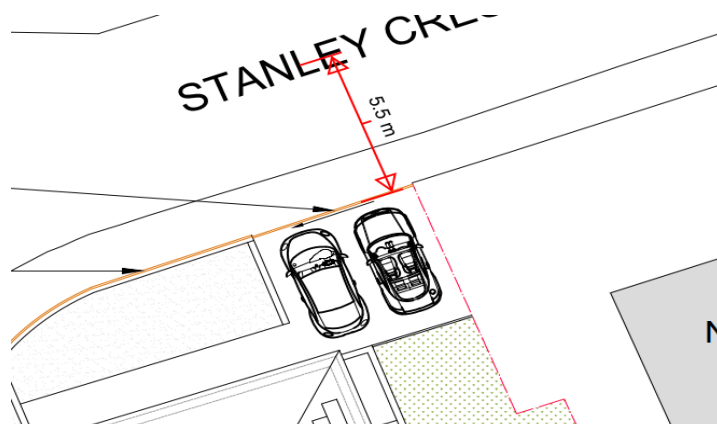
The proposal for the installation of solar panels to the roof and the erection of a new boundary fence with a sliding gated entrance will not have a detrimental impact on any neighbouring properties in terms of loss of outlook, privacy, sunlight or daylight.

Parking and Highways

As the Council's Highways Officer advises, in order to ensure the proposal is compliant with highway safety, any gate should be set far enough back to ensure a vehicle is clear of the highway whilst they are

open or closed, which is a minimum of 5.5 metres in order to allow for the length of a vehicle plus sufficient space to allow a pedestrian to access the gates.

As shown below, the proposed the gates are not set back this distance, and as such this would be detrimental to highway safety and the free flow of traffic:



Furthermore, due to its corner location, the proposed instillation of fence and with sliding gates at 2m high would represent a risk to highway safety by way of insufficient visibility splays and sightlines for other road users and pedestrians.

Therefore, the proposal for the instillation of new boundary fence with sliding gate is contrary to Policy CS11 of the Local Plan Core Strategy 2014 and Section 9 of the National Planning Policy Framework (2021).

Conclusion

The proposal for the erection of new boundary fence with sliding gated entrance would be an incongruous design and would be out of keeping with the surrounding street scene and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

The proposal for the erection of new boundary fence would represent a risk to Highway Safety by way of insufficient visibility splays and sightlines and the erection of sliding gates are not adequately set back to ensure that the public highway is not obstructed. Therefore, the proposed development is contrary to Policy CS11 of the Local Plan Core Strategy 2014 and Section 9 of the National Planning Policy Framework (2021).

Recommendation

Refusal

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	4 th April 2023	Dated:	5 th April 2023

