

Delegated Report

Householder Planning Application

Planning Application No: 20250496

Location: 25 Vicarage Lane Gravesend Kent DA12 4TF

Description: Installation of a vehicle crossover and formation of a driveway.

Applicant: Mr & Mrs Osborne

Site Visit Date: 14th July 2025

Submitted Documents/Plans

- Application Form
- Drawing 001 (Site Location Map, Existing/Proposed Block Plans)
- Drawing 002 (Floor Plans)
- Drawing 003 (Front Boundary Elevations)
- Drawing 004 (Visibility Splays)

Supplementary Information

- Planning Statement

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

- 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

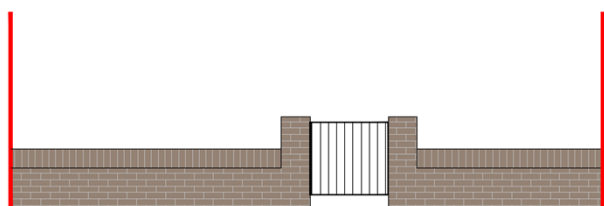
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 11.07.2025 and no comments were received.

Analysis

Proposal

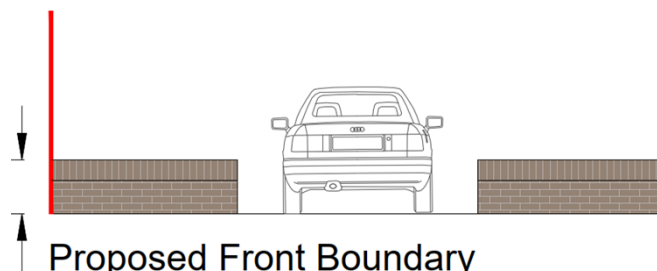
The proposal seeks the Installation of a dropped kerb and removal of grass verge to gain access to driveway at front of property.

Existing



Existing Front Boundary

Proposed





Character and Appearance

The application site is a two storey semi detached dwelling, the property is set back from the main highway and has a grass verge separating it from the pedestrian footpath. At present the frontage is set behind a low level wall and comprises a number of mature shrubs and greenery.



There appears to be a garage at the rear of the property which can be accessed via two points on Miller Road. It appears that the garage is not utilised for off road parking, however this could serve as an alternative to parking on the frontage.



The proposal would seek to remove a 2.7m wide strip of the grass verge and would involve partial removal

of the front gate and partial removal of the front boundary wall and greenery to facilitate off road parking for one vehicle. The driveway will have a depth of some 5.2m and a width of 2.68m.

It is noted that some properties in the road have removed some of the soft verge to the front of their properties to facilitate off road parking however many of these have taken place without the benefit of planning permission and due to the time elapsed these would now have become lawful through the passage of time. The one access which was granted planning permission took place in 2017.

It is noted from the submitted plans that the applicant will make every effort to retain as much on site biodiversity as possible which will serve as a positive feature. The surrounding driveways have paved over entire frontages resulting in a harsh appearance and so the proposed is considered to be a positive examples of a front hardstanding.



Irrespective of the loss of the grass verge at the front the proposed development is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The application provides acceptable conditions that safeguard the amenity of future occupiers in accordance with Policy CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal will not cause any material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure.

As such the application is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 Local Plan Core Strategy 2014.

Parking and Highways

The hardstanding is considered sufficient and compliant with Kent County Council's parking standards (SPG4) which state a space should have a minimum depth of 5m and a minimum width of 2.5m. The proposal is therefore acceptable and compliant with CS19 Local Plan Core Strategy 2014 and SPG4 – KCC Parking Standards 2006.

Conclusion & Recommendation

The proposal is recommended for 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:	16/07/2025	Dated:	16th July 2025