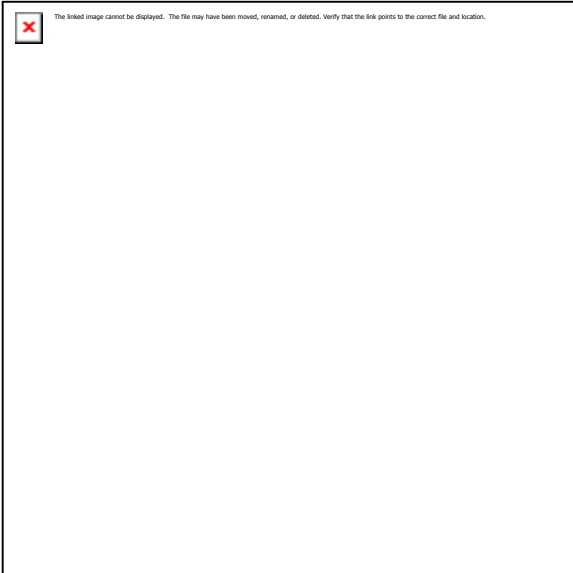




# Delegated Report

## *Householder Planning Application*

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**Planning Application No:** 20220359

**Location:** 1 Golf Links Avenue Gravesend Kent DA11 7PA

**Description:** Structural Alterations to Front Garden Creating Driveway

**Applicant:** Mr Ahilan

**Site Visit Date:** 15<sup>th</sup> June 2022

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### Submitted Documents/Plans

- Application Form;
- Drawing No: PL-000 (Site Location Map)
- Drawing No: PL-001 (Existing Block Plan)
- Drawing No: PL-002 (Proposed Block Plan)
- Drawing No: PL-003 (Existing Ground Floor Plans)
- Drawing No: PL-004 (Existing Front and Side Elevations)
- Drawing No: PL-005 (Proposed Ground Floor Plans)
- Drawing No: PL-006 (Proposed Front and Side Elevations)

### 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
- T1 – Impact of Development in the Highway Network
- T5 - New Accesses onto Highway Network

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

#### **Other material considerations**

##### National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

##### Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

#### **Consultations, Publicity and Representations**

##### GBC – Highways Officer

*“In terms of the design I note a small soakaway is proposed, but soakaways are not permitted by Building Regulations within 5 metres of a highway or building. The design will need to be modified so any water can percolate through a wider area under the porous paving. Which I accept sounds like a soakaway but is more spread out, so there is no concentration of water flow.*

*The standard 2m x 2m pedestrian visibility splays would be required either side of the drive and the retaining wall is low enough not to be an issue. However, I note on Google Street View there is a boundary wall between number 1 and 3. If this wall is to remain, the driveway would have to finish 2 metres away from the boundary wall to provide the necessary sight lines.*

*I would also recommend that if permitted the carriage crossover should be extended before a vehicle may park on the extended drive, so vehicles are parked perpendicular to the highway, in the interests of highway safety.”*

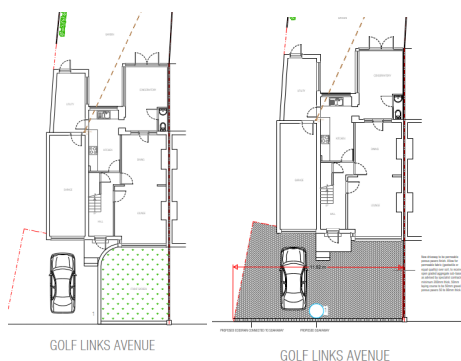
##### Neighbouring properties

The application was advertised by way of letter to six surrounding properties. The consultation period expired on 9<sup>th</sup> May 2022 and no comments were received.

#### **Analysis**

## Proposal

The proposal seeks to carry out Structural Alterations to the Front Garden Creating a Driveway.



## Character and Appearance

The application property is a semi detached house which has been previously extended. The currently proposal is not affected by the previous planning history so in this instance it is not considered relevant. The application site previously had a part soft landscaped garden and a part hard landscaped garden. The soft landscaping was raised and contained within a retaining wall. This previous arrangement is common in the streetscene where properties have some off road parking and soft landscaping.



There have been some alterations carried out to the front of the property which has involved the removal of soft landscaping. In some cases alterations to ground levels are permitted development provided they do not exceed 300mm. In this instance the ground levels have been changed as much as 1m.



The applicant intends to hard pave over the previously soft landscaped area to allow for additional off road parking despite the proposal does not show the creation of a double width cross over. The soft landscaped areas form a part of the character of this quiet road and it is considered that the resultant hard paving will harm this character and result in the loss of biodiversity. The proposal does not show any retention of soft landscaping and the loss of the soft landscaping has harmed the overall appearance of the property.



The proposal will result in a significant loss of soft landscaping which is visually harmful to the streetscene and will harm the character and appearance. The existing soft landscaping has been recently removed resulting in a net loss of biodiversity which is contrary to Section 15 of the NPPF (2021) which states that developments should result in biodiversity net gain and CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy 2014. The proposal does not demonstrate how biodiversity net gain is to be achieved, therefore it is contrary to both local and national planning policy including CS19 of Gravesham's Local Plan Core Strategy 2014.

#### Amenity of Future Occupiers

Due to the nature of the proposal it is not liable to impact the amenity of future occupiers.

#### Neighbouring Amenity

The proposal will not impact the amenity of neighbouring properties.

#### Parking and Highways

The proposal will result in the creation of additional off road parking, however there was already adequate on site parking prior to the removal of the soft landscaping. The proposal also fails to include a double width crossover which would be necessary to ensure safe egress of vehicles on the northern side of the driveway. Should permission be forthcoming, then a condition will be imposed that a double width cross over is installed prior to the first use of the driveway.

The highways officer also states that the proposal does not demonstrate adequate visibility splays or have an acceptable soakaway and so the proposal fails to comply with SPG 4 - KCC Parking Standards (2006).

#### **Conclusion & Recommendation**

The proposal will result in a harmful loss of biodiversity and result in an urbanised feel of a street which is characterised by soft areas of soft landscaping.

The proposal does not demonstrate how highway safety standards are met in the form of visibility splays and adequate surface water drainage which is contrary to SPG 4 - KCC Parking Standards (2006).

Whilst considered to safeguard the amenity of future occupiers, as well as neighbouring properties, it is considered that the proposed hardstanding will significantly reduce the soft landscaping within the front garden, which positively contributes to the character and appearance of both the property and wider street scene. Additionally, the hardstanding results in a net loss of biodiversity on the site.

As such the development is considered to be contrary to local and national planning policy and cannot be supported.

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

|                      |                                                                                     |                     |                                  |
|----------------------|-------------------------------------------------------------------------------------|---------------------|----------------------------------|
| <b>Case Officer:</b> | Mrs Sharon Sahota                                                                   | <b>Team Leader:</b> | <b>Richard Hart</b>              |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>                    |
| <b>Dated:</b>        | 13th June 2022                                                                      | <b>Dated:</b>       | <b>17<sup>th</sup> June 2022</b> |