

Delegated Report

Householder Planning Application

Planning Application No: 20221278

Location: 26 The Knole Istead Rise Gravesend Kent

Description: Retention of vehicle crossover and associated hardstanding.

Applicant: Lynn Manning

Site Visit Date: 17.01.23

Submitted Documents/Plans

Application Form;
Drawing No. 2022/44/01 – Site Location Plan and Block Plan; and
Drawing No. 2022/44/02 – Elevations – Existing.

Relevant Planning History

No relevant 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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network

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

- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- Kent County Council Vehicle Crossing Guidance and Self-Assessment (2018); and
- Gravesham Landscape Character Assessment (2009).

Consultations, Publicity and Representations

Consultees

Local Ward Councillors

No Comments.

GBC – Highways Officer

I have no highway objections, the parking area at some 5.4 metres wide by 6 metres deep complies with guidance.

The drainage into the sub-base appears to be acceptable but no details of the construction has been submitted and ideally the block paving should be of a permeable construction, so a condition on the submission of details may be appropriate.

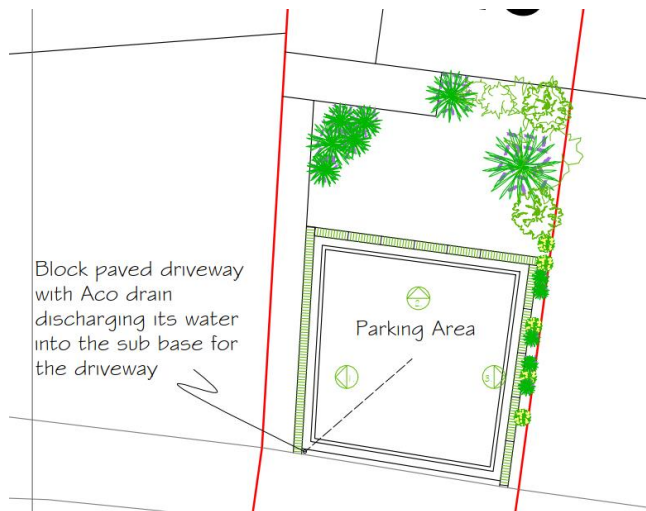
I do not believe the carriage crossover requires planning permission being a matter for the Highway Authority (Kent County Council).

Neighbouring properties

Six surrounding properties were consulted and no responses were received. The consultation period expired on 12.01.23.

Officer's Analysis

26 The Knole is a two storey semi-detached property located north of the highway. A block paved driveway with ACO drain has been constructed on site.



This application is for the retention of the vehicle crossover and associated hardstanding area.

Design, Character and Appearance

As built, the vehicle crossover and associated hardstanding area is constructed using block paving, complete with Aco drain which discharges water into the sub base for the driveway. There is some soft landscaping within the garden frontage which is considered a positive feature that improves the appearance of the hardstanding and provides biodiversity opportunity. The parking area has a 5.64m width by a 5.74m depth which provides sufficient area for two cars parking perpendicular to the highway. The external materials are considered to be visually acceptable but will be assessed further in the highways and parking section of this report.

As such, the development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021.)

Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The retention of the vehicle crossover and associated hardstanding does not negatively impact neighbouring amenity. As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Parking and Highways

As per comments from Gravesham's Highways Officer, there is no highway objections associated with the proposal itself. However, the Highways officer has stated; *The drainage into the sub-base appears to be acceptable but no details of the construction has been submitted and ideally the block paving should be of a permeable construction, so a condition on the submission of details may be appropriate.* Drawing No. 2022/44/01 is annotated to indicate the block paved driveway has an ACO drain and discharges its water into the sub base for the driveway. This is considered sufficient.

It was noted on site that the occupiers are driving over the footway to access the hardstanding area. This is detrimental to highway safety because the footway has not been strengthened. As such, the application will be conditioned to construct a vehicle crossover to accommodate two vehicles in the interests of highway safety and pursuant to Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and saved Policy T5 of the Gravesham local Plan First Review (1994).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of archaeological potential. However, the existing development is unlikely to have any archaeological impact.

Groundwater Source Protection Zone

The development is not considered a potentially contaminating development as per guidance from the Environment Agency.

Landscape Character Area

Istead Arable Farmlands - This area is characterised by gently undulating topography of open arable

farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development and therefore it is unlikely that the proposal would have a detrimental effect on the landscape character area.

Sewer

The property is in proximity of Southern Water sewer pipelines, however the works have already been carried out.

Impact on biodiversity

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2021) Section 15. However, as seen on site and indicated on the plans, some soft landscaping and planting is shown and therefore, on balance, the development is considered acceptable.

Conclusion

The existing vehicular access and associated hardstanding area is acceptable. The development is considered to protect the amenity of future occupiers and neighbours, and provides adequate parking provision.

The application has been fully considered and is in accordance with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	19 th January 2022	Dated:	19th September 2023