

Delegated Report

Householder Planning Application

Planning Application No: 20230512

Location: 69 St Marks Avenue Northfleet Gravesend Kent

Description: Installation of new crossover.

Applicant: Mr Chipe

Site Visit Date: **Desktop Assessment**

Submitted Documents/Plans

- Drawing No: BR/2806/105 (Proposed Elevations and Proposed Site Plan)
- Drawing No: L/3107/103 (Existing Block Plan)
- Drawing No: L/3107/104 (Proposed Block Plan)
- Drawing No: RC/0606/101 (Site Location Plan)
- Drawing No: APL/1706/102 (Site Location Plan Existing)

Superseded

~~Drawing No: RC/0606/102 (Site Location Plan Proposed)~~

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
- T5 – Access to the Identified 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

Other relevant guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)

Supplementary Planning Guidance

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

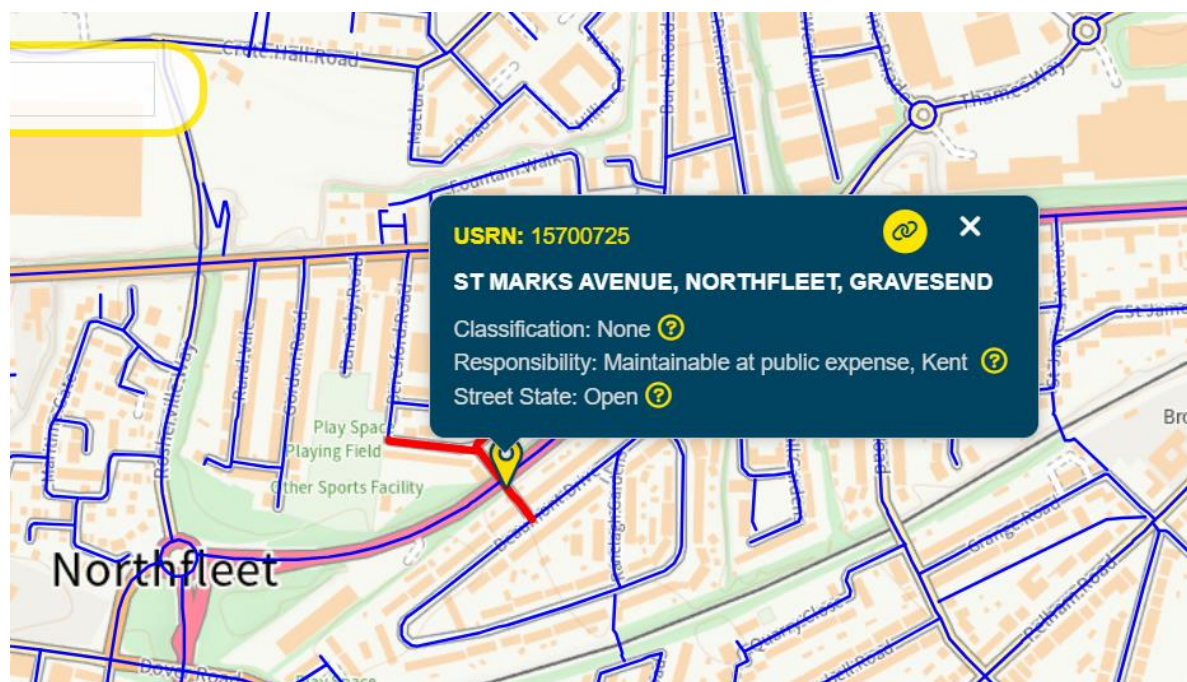
Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I am confused on why this application has been submitted St Marks Avenue is not a classified road.



<https://www.findmystreet.co.uk/map?usrn=15700725>

Therefore, no planning permission is required for the formation of an access as far as I am aware, it is a matter between Kent County Council as Highway Authority and the applicant. What may require planning permission is the driveway, but not details are provided. If the drive is constructed from a bound permeable material, again my believe is no planning permission is required and any alternative method of construction is liable to get a recommendation of refusal, as Building Regulations would prohibit the use of a soakaway for drainage, whilst an unbound material is liable to be dragged onto the highway and result in action being taken by Kent County Council. Sections 148 and 149 of the Highways Act 1980, applying.

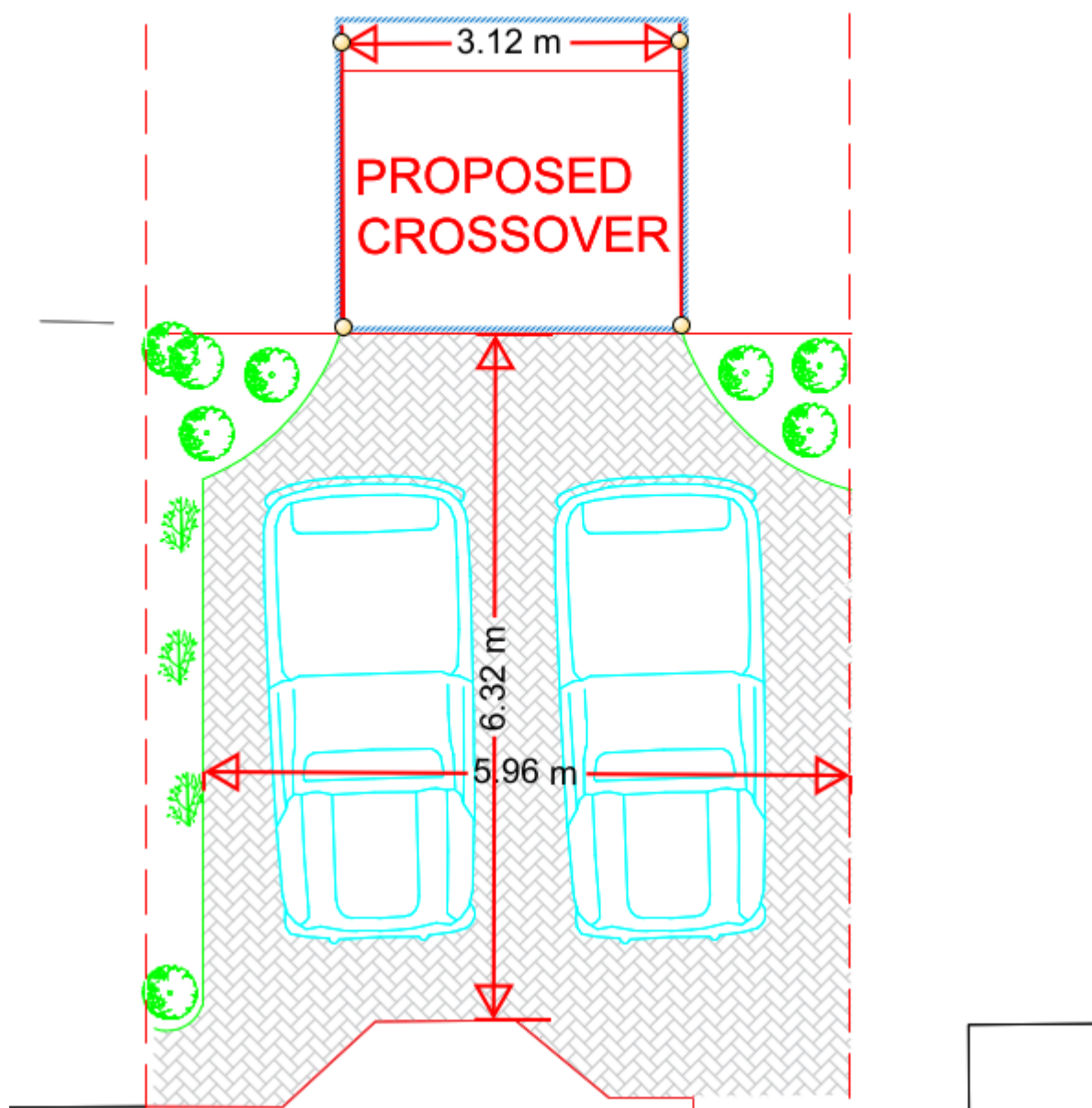
Neighbouring properties

The application was advertised by way of letters to six surrounding properties. The consultation period expired on 11.07.02023 and no comments were received.

Analysis

Proposal

The proposal seeks the provision of a hardstand driveway and a cross over to allow for off road parking. The proposed site plan shows the extent of the hardstanding including areas for softplanting.



Character and Appearance

The application site is a two storey end of terrace house in use as a single family dwelling. The front garden is set behind a wall with a gate to allow access and is currently hard paved. St Marks Avenue is a congested road in terms of on street parking, many cars park on the footpath which make access through the road tight on occasions, as well as impeding pedestrian access. The proposed driveway will alleviate some of these issues as the dropped kerb will deter parking on the pavement outside of the property.

Furthermore the proposed driveway is not considered out of character in the area as many properties have similar arrangements to what is being proposed. The driveway will also introduce some biodiversity to the area as shown on the proposed site plans which is considered to soften the harsh urbanised streetscene and so this is deemed a positive addition to the area.



The proposal is considered adequately designed subject to the imposition of a condition requiring the driveway to be constructed using permeable materials.

Amenity of Future Occupiers

The proposal would not result in any harm to the amenity of future occupiers of the property. As such in respect of amenity of future occupiers the proposal is considered to comply with SPG2 and Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal would not result in any harm to the amenity of occupiers of surrounding properties. There would be no loss of sunlight, overlooking, overbearing or loss of outlook as a result of the proposal. As such in respect of amenity of occupiers of neighbouring properties.

Parking and Highways

In order to protect pedestrian visibility splays a condition stating the planting within the splays cannot exceed 600mm will be imposed as well as a condition prohibiting the erection of gates across the drive.

The proposed driveway is in accordance with the requirements of SPG 4 - KCC Parking Standards (2006) and so there are no further concerns in this regard.

Conclusion & Recommendation

The proposal is considered to improve parking provision on street whilst enhancing biodiversity on site and so permission is recommended subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	02/08/2023	Dated:	02 August 2023