

Delegated Report

Householder Planning Application

Application No:	20211505
Location:	27 Spring Grove, Gravesend, Kent, DA12 1LL
Description:	Demolition of existing pathways and steps, and reconstruction and repositioning of pathways without steps to be DDA friendly.
Applicant:	Dr P S Photay
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form received 6 December 2021;
Drawing no. PL-1699/01 (Existing Plan and Elevations) received 14 January 2022;
Drawing no. PL1699/02 (Site and Locality Plan) received 14 January 2022;
Drawing no. PL-1699/03 (Proposed Ground Floor Plan and Elevations) received 14 January 2022; and
Drawing no. PL-1652/04 (Proposed and Existing Sections) received 14 January 2022.

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20150929	Retention of hardstanding area at the front and associated land alterations.	Refused	06.11.2015
20070600	Erection of two storey side extension and single storey rear extension to form enlarged living room, sitting room and sun room at ground floor level with two bedrooms and bathroom/wc at first floor level; construction of two dormer windows in side roof slope to provide two ensuite bathroom/wc's at first floor level and erection of a car port at side.	Permitted	28.09.2007
19970396	Erection of part three storey and part single storey side extension to	Permitted	06.08.1997

form double garage at lower ground floor level; study at ground floor level; bedroom with en suite bathroom/wc at first floor level; installation of a lift and construction of ridged roof over existing flat roof.

19950507	Erection of part three storey and part two storey side extension to form garage at lower ground floor level, library at ground floor level and bedroom, bathroom and sun lounge at first floor level.	Refused Appeal dismissed	23.11.1995 04.11.1996
19940351	Erection of part three storey and part two storey side extension to form garage at lower ground floor level, library, halls, w.c. and utility room at ground floor level and two bedrooms with en-suite bathrooms and garden lounge at first floor level.	Refused	31.08.1994

Development Plan

Gravesham Local Plan Core Strategy 2014

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 – Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review 1994

- T1 – Impact of Development on the Highway Network
- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF 2021 sets out that 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 First Review 1994 generally conform with the NPPF 2021, the Council will also seek to replace these saved policies via the emerging Local Plan.

Other Material Considerations

National Planning Policy Framework 2021

- Section 2 – Achieving sustainable development

- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance (SPG)

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)
- SPD – Householder Extensions/Alterations Design Guide (October 2021)
- Technical Housing Standards – Nationally Described Space Standards (2015)

Consultations, Publicity and Representations

GBC Highways Officer

This proposal gives concern. Whilst there are no objections to the formation of the accesses, it is how they are constructed that gives concern. No details have been provided on how surface water will be drained. Building regulations prohibit the use of a soakaway within 5 metres of the highway or building and whilst this can be achieved it requires a considerable amount of work to complete. The alternative would be a path surface created from a permeable material. It is thought that facing bricks (the only material mentioned on the application form) are not suitable for a porous footpath, but they may be considered if the manufacturer confirms they are porous and provides details of the required path construction.

It is suggested that either the drainage details are resolved now, or given that there is adequate space a condition to submit drainage details will suffice. The applicant needs to note that no surface water should discharge onto the highway as a result of these works, so needs to ensure that if a soakaway is used it is fit for purpose with adequate capacity and soakage.

Environment Agency

There are no comments on this planning application as it falls outside the EA's remit as a statutory planning consultee

KCC Heritage

The site lies within an area of archaeological potential. However, it is considered unlikely, that these relatively limited proposals will have a significant archaeological impact and there are no further comments to make in this case.

Neighbouring properties

The application has been advertised by individual neighbour letters to 41 properties. The consultation period expired on 8 February 2022.

One letter of representation has been received, which comments as follows:

- The work has already been done.
- If there is a dropped kerb on the corner, it will be dangerous to road users and driveways across the road.

Local Ward Councillors were also consulted and no responses were received.

Analysis

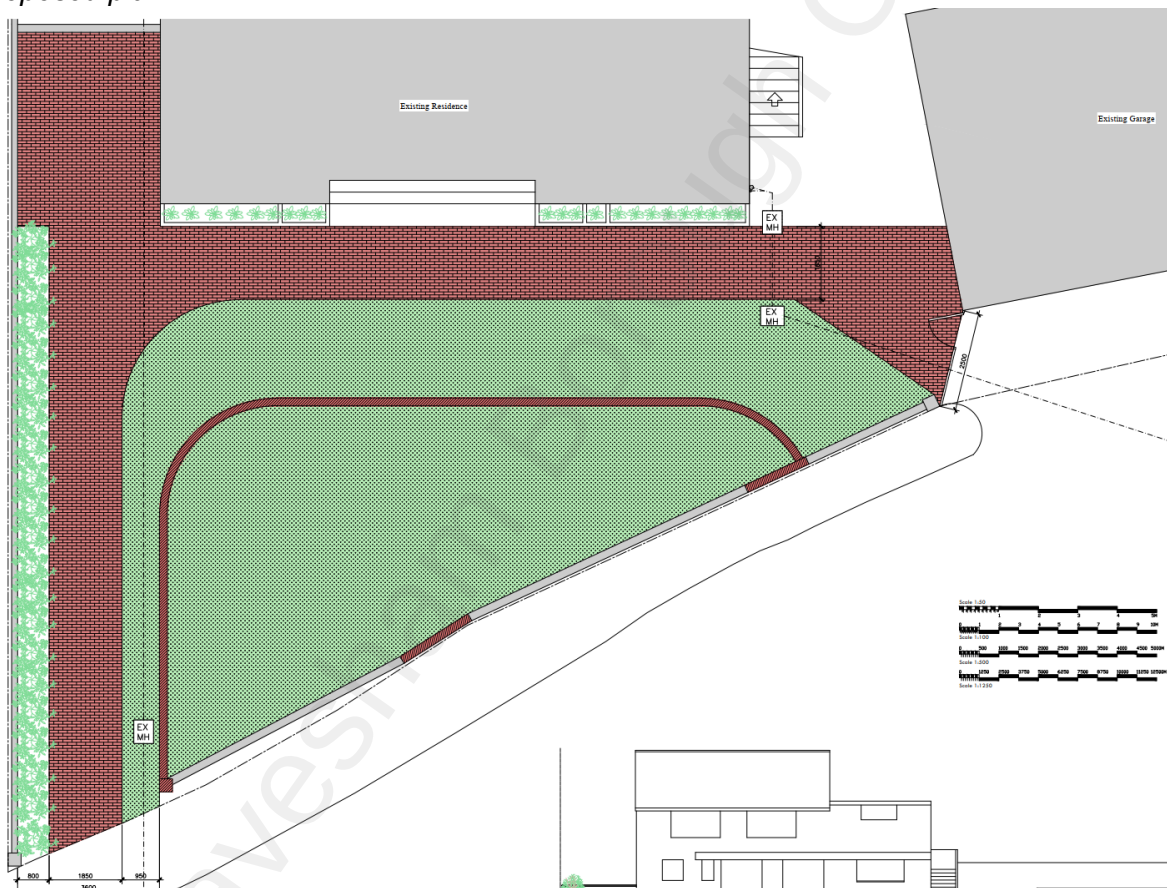
Proposal

This application seeks permission for the demolition of the existing pathways and steps, and for the reconstruction and repositioning of new pathways without steps to be DDA friendly. The existing blockwork paths to the front and south side of the dwelling will be continued with a new path installed along the northern side boundary. The existing central path/steps will be removed, and lawned areas will be retained around all the paths, and within the existing retaining and infilled brick boundary walls (less than 1m high). Where the central steps are removed, the existing lawn will be filled in and will remain sloped down to the road. There will also be planting immediately alongside the northern boundary.

The materials for the wall will comprise facing brickwork to match the existing.

The majority of the engineering works have been carried out on site, but the pathway and landscaping along the northern boundary is not finished.

Proposed plan:



Principle Issues

The main issues to consider in the determination of this application are the design of the proposed pathways and the impact on the character and appearance of the existing property and surrounding area, the effect of the proposal on residential amenities, and its impact on highway safety and parking provision.

Design and Character and Appearance of Surrounding Area

Development Plan policy places considerable emphasis on the importance of achieving high

quality buildings and places. Paragraph 130 of the NPPF 2021 seeks to ensure that development will add to the quality of an area, be visually attractive, and sympathetic to local character and history. Policy CS19 of the Core Strategy 2014 reflects these aims and requires that new development is well designed and respects the character and appearance of the surrounding area.

The application site comprises a two storey, detached property in use as a single dwelling, on a good size plot, located within the urban area of Gravesend. The house is positioned at a higher level than the road. The property also has a detached garage/carport to the side at road level. The property has a good size front garden area with sections of lawn areas and planting beds. The plot is surrounded by a mix of residential properties.

Google Street View 2018:



Current Street View:



The proposal will not be very dissimilar to what is existing; the existing paths along the front of the house and southern side of the garden will be retained, and the central path will be moved to the northern flank boundary. The removal of the central path will open up the lawned garden at the front and keep the pathways to the outside edges of the front garden. Planting and lawn will be retained on both sides of the northern path and will help soften the appearance of the changes. It would be important in terms of the previous soft landscaped appearance of the site that the proposed soft landscaping is carried out as shown on the submitted plans. This should be conditioned.

On site already, the wall has been infilled where the central steps were removed, and has been constructed with brickwork to match what is existing at the front (the colour of the new bricks will dull over time). It is important to also achieve matching materials with the existing block paved pathways to ensure the uniform appearance of the existing and proposed development; this should be conditioned.

Given that the existing steps are essentially being re-positioned, there is no loss of garden area, or increase in hardstanding, and resultant surface water. The proposed blockwork path to match the existing will be an improvement on the previous arrangement which appeared not to be porous.

Overall, the proposals are appropriate in terms of their design and appearance, and would maintain the character and appearance of the site and street scene in general. Provided the proposed materials of the paths and walls match what is existing, the proposal is considered acceptable in design terms, and would comply with the requirements of Policies CS12 and CS19 of the Core Strategy 2014, and paragraphs 130 and 174 of the NPPF 2021.

Residential Amenity

The NPPF 2021 states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 130f). The impact on amenity is also considered with

regard to the criteria within Policy CS19 of the Core Strategy 2014, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

The proposals would not be considered to cause any significant loss of light or privacy, nor have any dominant impact on neighbouring properties. The proposal would comply with Policy CS19 of the Core Strategy 2014.

Parking and Highways

The parking arrangements for the property would be unaffected as a result of the proposal. Although the images suggest a driveway, the landscaping is not completed. A driveway is not proposed. As such the application needs to be taken at face value and there would therefore be no conflict with Saved Policy P3 of the Local Plan 1994 and Policy CS19 of the Core Strategy 2014.

In terms of drainage and the protection of the highway from surface water run-off, the existing block paved pathways would appear to be porous. As the proposed plans show a matching material and will be conditioned to be such, a condition can be included to also ensure that porous materials for the pathways are used. This will ensure the development will comply with the requirements of Policy CS18 of the Core Strategy 2014 in relation to the risk of surface water flooding.

Conclusion

The proposal is considered to be acceptable in terms of the design and impact on the application site and the character and appearance of the surrounding area, and with regards to residential amenity and highway matters. The proposal would therefore comply with the requirements of Policy CS19 of the Core Strategy 2014, saved Policy P3 of the Local Plan 1994, and paragraphs 109 and 130 of the NPPF 2021.

Recommendation:

Approval with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Faye Hobbs
Signed: K. Parkin	Signed: 
Dated: 08/03/2022	Dated: 10 March 2022