

# Delegated Report

## Householder Planning Application

**Planning Application No:** 20250310

**Location:** 243 Singlewell Road Gravesend Kent DA11 7RN

**Description:** Widening of the existing vehicle crossover.

**Applicant:** Mr Peter Chipperfield

**Site Visit Date:** 24 April 2025

### Submitted Documents/Plans

Householder Application for Planning Permission form;  
Site location plan;  
Proposed layout; and  
Proposed block plan.

### Relevant Planning History

| Reference | Description                                                                                                                                                                                                                                                                                                                                                                                                                                           | Decision  | Decision Date |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|
| 20030090  | Erection of part two storey, part first floor and part single storey front extension to form study, w.c. and enlarged hall at ground floor level and conversion of integral garage into a lounge with bedroom, enlarged bedroom and en-suite shower room/w.c. at first floor level, erection of a detached double garage in the front garden and formation of a new vehicular access onto a classified road involving closure of the existing access. | Permitted | 04.06.2003    |
| 19800257  | Erection of 2 detached dwellings with double garages                                                                                                                                                                                                                                                                                                                                                                                                  | Permitted | 27.06.1980    |
| 19790580  | Details of two 2 storey detached dwellings with garages submitted pursuant to conditions i ii iii iv and v of outline planning permission ref 19790003                                                                                                                                                                                                                                                                                                | Refused   | 25.07.1979    |
| 19790003  | Outline application for the erection of two dwellings in the side garden                                                                                                                                                                                                                                                                                                                                                                              | Permitted | 05.04.1979    |

### Development Plan

#### Gravesham Local Plan Core Strategy (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 Highway Network

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

#### National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places

#### Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- SPG 4 – KCC Parking Standards (2006)
- Gravesham 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**

#### KCC - Highways & Transportation

I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- 1 Provision and maintenance of 2.0 metres x 2.0 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.

Please advise the applicant that they will require separate consent, from KCC Highways Vehicle Crossing Team, for the crossover works in the public highway. As noted by the applicant, there is a telegraph pole located near the proposed access and should there be a need for this to be relocated, this would be at the expense of the applicant.

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

#### Neighbouring properties

The application was publicised by a site notice and to two neighbouring properties by letter. No representations have been received. The overall consultation period expired on 23 May 2025.

### **Officer's Analysis**

#### Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 sets out that new development will be visually attractive, fit for purpose and locally distinctive. It should conserve and enhance the character of the built environment and take account of the scale, height, building lines and other architectural features of buildings. Account should also be taken of strategic views, site topography, the significance of heritage assets and features of townscape and landscape value which contribute to local character and sense of place.

The application property is a large, two storey, detached dwelling located on the western side of Singlewell Road (a classified road – C Class). The existing vehicular access is illustrated below;



The proposed development would result in the southern side of the dropped kerb (shown on the left in the above image) being extended by 0.9 metres. No other alterations to the application site are proposed.

The proposed development would not have an adverse impact on the character or appearance of the application site or the surrounding area. Therefore, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Amenity of Future Occupiers

The proposed development would not be detrimental to the amenity of future occupiers and would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Neighbouring Amenity

Due to the design of the proposed development and to the layout and orientation of the surrounding properties, the proposal would not be detrimental to the residential amenity of surrounding occupiers. As such, the proposal would be in line with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

#### Parking and Highways

Policy CS11 of the Gravesham Local Plan Core Strategy (2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review (1994) require new development to mitigate its impact on the highway and public transport networks and to provide sufficient parking in accordance with adopted parking standards.

The proposed development would result in improved vehicular access from the public highway to the application site but would not affect the existing access/entrance or frontage parking arrangements.

It is noted that KCC Highways & Transportation would raise no objection to the proposal, provided that pedestrian visibility splays are provided on both sides of the access. However, as an alteration to the dropped kerb only, the proposed development would not affect the existing access within the application site. Therefore, as an existing situation, it would be onerous to require the provision of visibility splays as part of this proposal.

Overall, it is considered that the proposal would have no adverse impacts to highway safety and would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P3 of the Gravesham Local Plan First Review November 1994.

### Suggested Conditions

Time Limit

Development in accordance with the approved plans

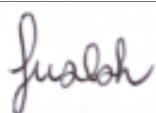
### **Conclusion**

The proposal would comply with local and national planning policies and subject to the conditions set out above, the proposal would be acceptable.

### **Recommendation**

Planning permission subject to conditions is recommended.

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                   |                     |                                                                                     |
|----------------------|-----------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Kelly Joyce                                                                   | <b>Team Leader:</b> | Mrs Faye Walsh                                                                      |
| <b>Signed:</b>       |  | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 5th June 2025                                                                     | <b>Dated:</b>       | 13 June 2025                                                                        |