

Delegated Report

Householder Planning Application

Planning Application No: 20250544

Location: Maples 2B Dobson Road Gravesend Kent

Description: Erection of new fencing facing on to Stacey Close.

Applicant: Mr Jack Hussein

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 29/05/2025;
Supplementary Information – Site Photos Existing and Proposed;
Site Location Plan;
Fence Plans and Elevations – Proposed;
Block Plan – Existing Fence Line; and
Block Plan – Proposed Fence Line.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220924	Application for approval of condition 9, 10 and 21 attached to planning permission reference number 20161038 relating to full details of soft landscaping (9), full details of hard landscape (10) and details of the pedestrian visibility splays (21).	Approval of details	09.12.2022
20161038	Demolition of former public house and erection of 3 pairs of 3 bed semi-detached chalet style properties with associated parking spaces and alterations to the retaining wall.	Permitted	09.10.2017

Development Plan

Gravesham Local Plan Core Strategy (2014)

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comments received

Neighbouring properties

4 surrounding properties were consulted and a site notice was displayed on 09/09/2025. No responses were received and the consultation period ended on 03/10/2025.

Officer's Analysis

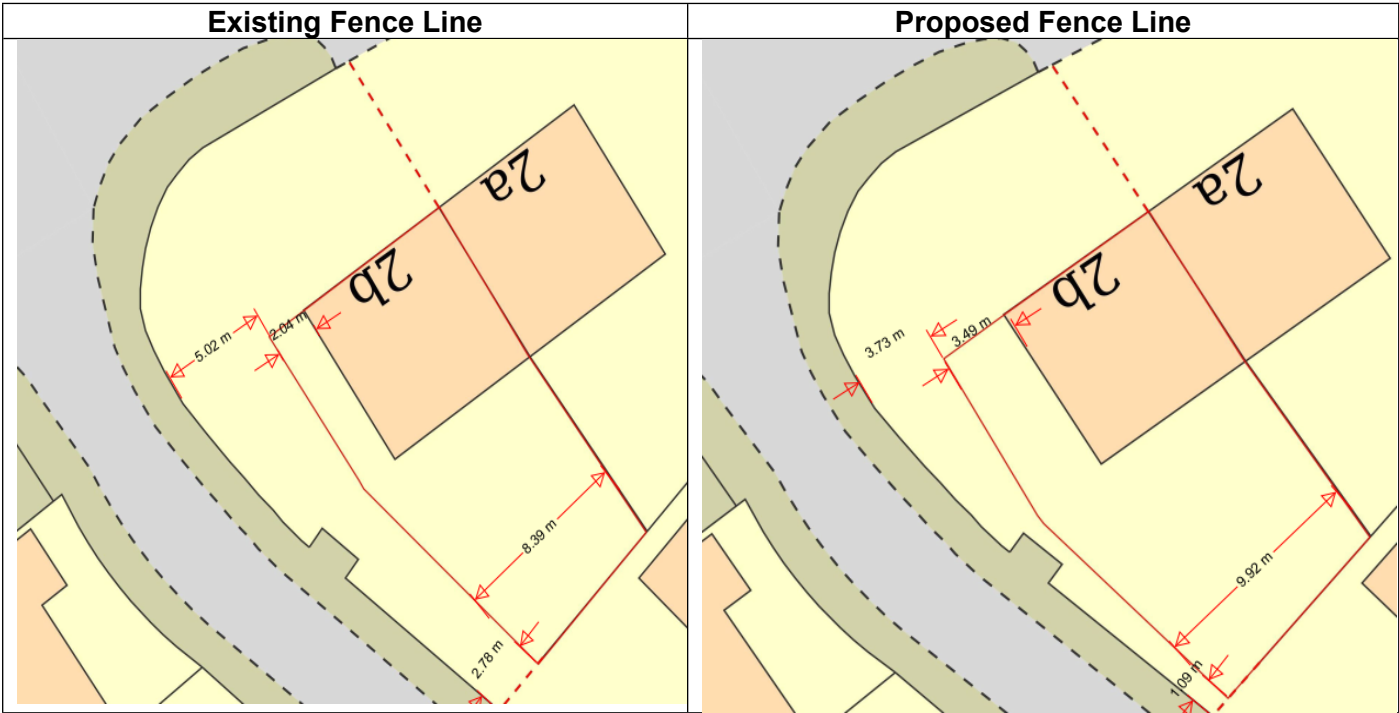
Design, Character and Appearance

Maples, 2B Dobson Road is a semi-detached dwellinghouse located on the southern side of the highway, situated on a prominent corner plot on the junction of Dobson Road and Stacey Close. The property is block paved to the frontage for off road parking with soft-landscaping to the flank, fronting Stacey Close.



The application proposes the erection of a new fence line, to the flank elevation fronting Stacey Close.

The proposal would move the existing fence line as shown below:



The proposed replacement fence would have a maximum height of 1.8m and will extend 19.5m in line with the front elevation to the rear boundary as existing.

Policy CS19 (Development and Design Principles) (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well- designed places) of the NPPF (2024) sets out that the creation of high quality beautiful and

sustainable buildings and places is fundamental to what the planning and development process should achieve. It states developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

The Design for Gravesham Design Code (2024) is a strategic document that sets out Gravesham's vision and expectation for quality place-making. Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) set out key principles for new developments. Generally, the SPD (2021) highlights the importance of new development complimenting and corresponding to existing character and the wider context.

The application site is set in on a prominent corner plot of which an openness is maintained and the street scene softened with the existing grass verge. The repositioning of the existing fence line and subsequently the narrowing of the verge is considered to create a sense of enclosure which would be detrimental to the existing Stacey Close street scene.

As existing, Stacey Close is a narrow, constrained road and the proposed fence line would further exasperate this:

Existing Street Scene at Stacey Close



Furthermore, by way of the land levels, 2B Dobson Road is of on an elevated position to that of Stacey Close and the houses opposite, as shown below:



The raised land levels together with the narrowing of the soft landscaped verge, would have an overbearing impact which is considered to further undermine the openness of the existing street scene.

As such the proposal is considered to be of a poor design which would be detrimental to the existing street scene. The application is therefore considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Amenity of Future Occupiers

The proposal will not impact the amenity space and therefore no concerns are raised for the future occupiers of the dwelling and the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The application will have no detrimental impact on neighbouring properties in terms of loss of sunlight, daylight, outlook or privacy. As such, the application is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

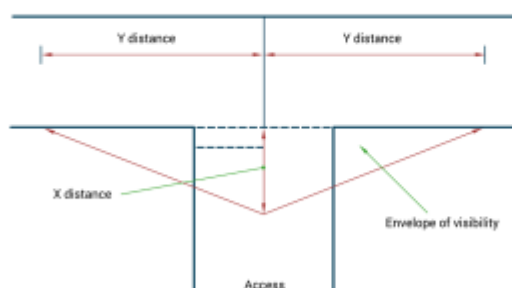
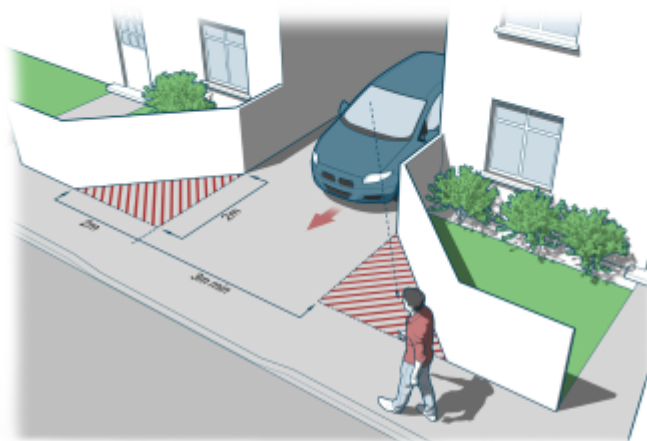
SPG4- Kent Vehicle Parking Standards July (2006) is supplementary planning guidance which has been adopted by the Local Planning Authority. This guidance provides set requirements for Kent County Council as Highway Authority. Section B.18 of the guidance states:

'Access to car parks from the public highway will require the provision of adequate sight lines to ensure that highway safety is not compromised.'

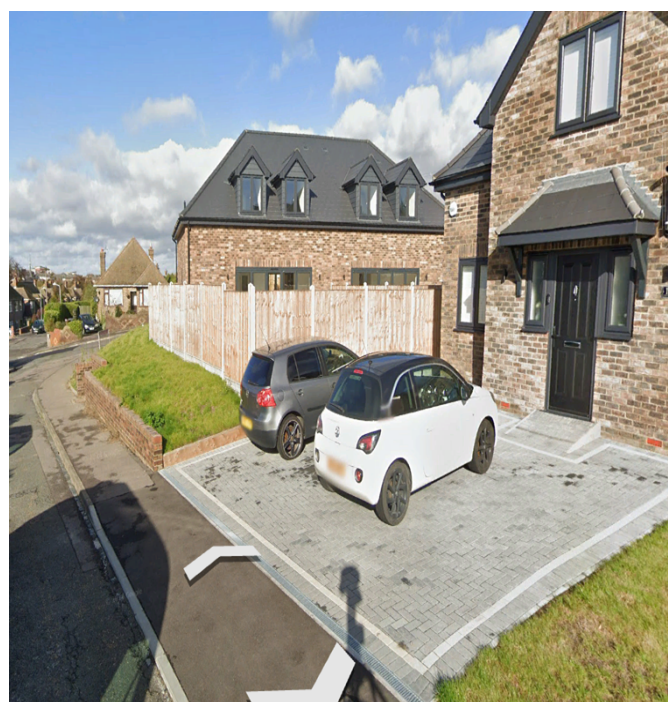
Visibility splays are generally 2m x 2m and are measured down the side of the driveway and not from the centre of the drive or a vehicle parked on the drive, as shown below:

Visibility splays as shown by Gravesham's Householder Extensions/Alterations Design Guide (2021)

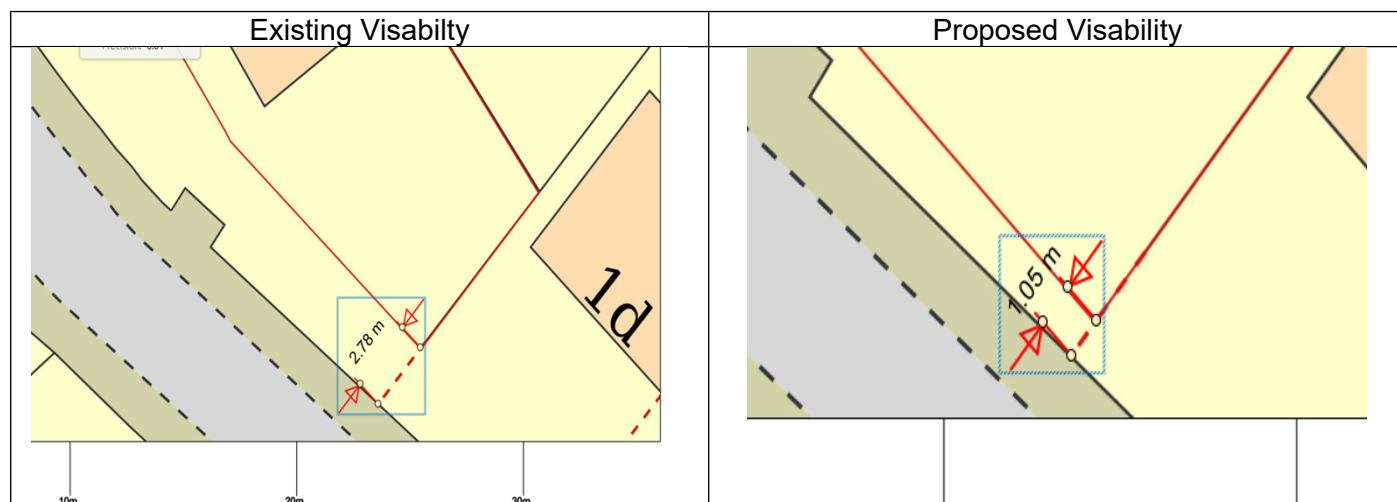
Visibility Splay



The hardstanding off road parking area for neighbouring property 1D Stacey Close, lies adjacent to the rear of the fence line as shown below:



The proposed fence line would reduce the visibility splay for the neighboring drive from 2.78m to 1.05m, below the 2m requirement for adequate visibility:



As such, the proposal fails to provide adequate vehicular visibility and thus compromises highway safety.

Therefore, by way of the obstruction to pedestrian and vehicular visibility splays, the proposed fence is detrimental to highway safety and is therefore contrary to CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and - KCC Parking Standards (2006).

Conclusion

By way of the detrimental impact on the existing street scene, the proposal is considered to be of a poor design which would be detrimental to the surrounding area. The application is therefore considered to be contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

By way of the obstruction to the pedestrian and vehicular visibility splays of neighbouring property, the proposed fence is detrimental to highway safety and is therefore contrary to CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and - KCC Parking Standards (2006).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	8 th October 2025	Dated:	8 th October 2025