



Delegated Report

Householder Planning Application

Planning Application No: 20220610

Location: 1 Weavers Close Gravesend Kent DA11 0SJ

Description: Erection of replacement boundary wall

Applicant: Mr Sukh More

Site Visit Date: 11/07/2022

Submitted Documents/Plans

Application Form Dated 07/06/2022;
Drawing no 001 A (OS Plan with Block Plan – Existing and Proposed);
Drawing no 001 B (Plans and Elevations – Proposed);
Drawing no 003 C (Existing Plan and Elevations); and
Supplementary Information - Covering Letter Dated 06/06/2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
19830909	Retention of boundary fence	Permitted	30.04.1984

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Development & Design Principles
- CS20 - Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- TC3 - Development Affecting Conservation Areas

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)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places
- Section 16 - Conserving & enhancing the historic environment

Supplementary Planning Guidance

- 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);
- Darnley Road Conservation Area Appraisal (2009)
- Householder Extensions/Alterations Design Guide (2021); and

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended which states that, with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Consultations, Publicity and Representations

Consultees

GBC Highways - I cannot see any reason to object. It will not make any current visibility requirements worse.

GBC Conservation Officer – No comments received.

Neighbouring properties

19 surrounding properties were consulted and no representations were received. The consultation period expired 30th June 2022.

Procedural Issues

Under application reference 19830909, there is a historic condition for 1 Weavers Close, as follows:

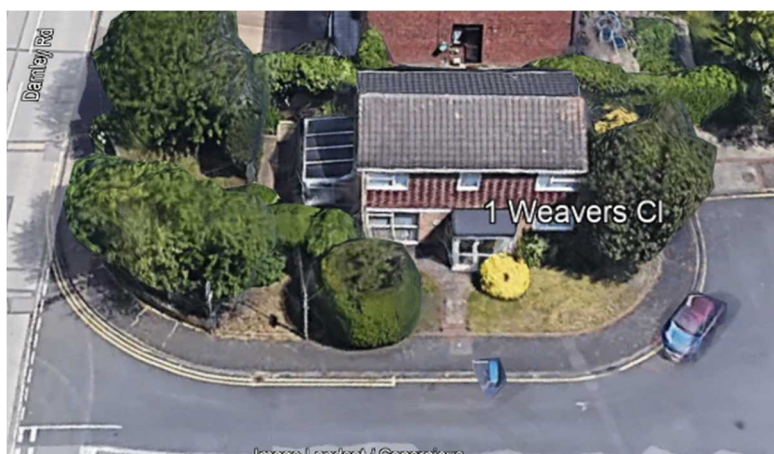
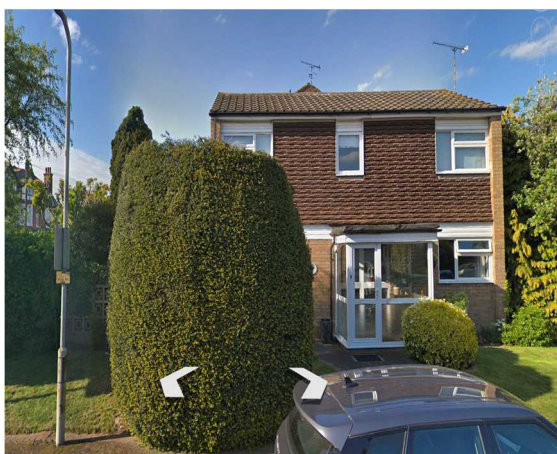
“No boundary wall, fence or other means of enclosure or obstruction exceeding in height shall be erected or placed within the area of the access visibility between the line of the fence as permitted and the edge of the highway.”

The proposed application 20220610 will be assessed against the current Local Plan and National Planning Policy Framework (2021) policies for highway safety.

Officer's Analysis

Design, Character and Appearance

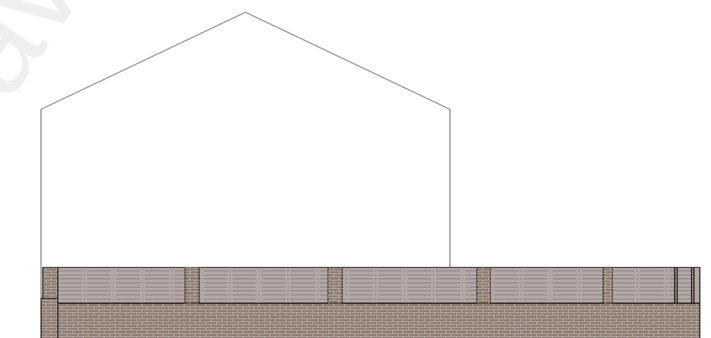
1 Weavers Close is a detached property located on the corner of Weavers Close and Darnley Road. Whilst the property is not in a conservation area, the private amenity space is located to the western side of the property fronting the Darnley Road conservation area.



This application relates to the erection of a replacement boundary wall. The amenity space is currently framed by a timber boundary fence and contributes to the appearance of the street scene due to its location on the junction of Weavers Close and Darnley Road.



This application proposes the erection of a front boundary wall which will be constructed using brick, with pillars and fence panels. The maximum height of the brick pillars will be 1.87m and the fence panels will have a width of 2.8m.



West Elevation

The fence panels break up the façade and although it is acknowledged that the pillars are high, they are widely spaced with a generous gap of fencing between. The property currently boasts a 1.8m fence and the bulk of the proposed boundary wall is only at a height of 0.97m.

The existing boundary fence is in a state of poor repair and the proposal results in an improvement of this and therefore has no negative impact on the conservation area. There are currently several other properties within the Darnley Road conservation area which boast boundary walls with pillars and railings, although smaller in height as they serve the front garden of the dwellings and not the private amenity area.

Overall, the proposed development is considered to be acceptable in terms of design and will not detrimentally impact on the character of the conservation area which it fronts. As such, the proposal is in accordance with Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Sections 12 (Achieving well-designed places) and 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposal is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The application causes no material impact on the amenity of neighbouring properties in terms of outlook, privacy, light or sense of enclosure and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

The proposal will not result in any adverse changes to the current visibility splay at the junction. Therefore, the application does not raise any highway safety issues.

The application does not propose any changes to the existing parking arrangements at the property.

As such, the development hereby proposed is acceptable in terms of highway guidance.

Conclusion

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

The proposed front boundary wall and fence panels are not excessive in height, will be permeable to break up the façade and will be finished in acceptable materials and will have no detrimental impact on the neighbouring amenity, the street scene or the character of the adjacent Darnley Road Conservation Area. There are no highway issues related to the proposal.

As such, it is recommended that planning permission is granted.

Recommendation

Permitted

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
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Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	18th July 2022	Dated:	19th July 2022

Gravesham Borough Council