



Delegated Report

Householder Planning Application

Planning Application No: 20260005

Location: 145 Valley Drive Gravesend Kent DA12 5RU

Description: Erection of front and side boundary fencing around the front driveway (part retrospective).

Applicant: Mrs Ieva Bacianskiene

Site Visit Date: 15.01.2026

Submitted Documents/Plans

Application Form;

Drawing No. LHA(43-25)-002 – Floor Plan and Elevation – Existing;

Drawing No. LHA(43-25)-003 – South and North Elevations - Existing;

Drawing No. LHA(43-25)-101 – Block Plan – Proposed with Visibility Splays;

Drawing No. LHA(43-25)-001 – OS Plan and Block Plan – Existing;

Drawing No. LHA(43-25)-003 – North and South Elevations – Pre Existing;

Drawing No. LHA(43-25)-005 – West Elevation (Front) – Pre Existing and Existing;

Drawing No. LHA(43-25)-102 – Front Layout Plan and Front Elevation – Proposed; and

Drawing No. LHA(43-25)-103 – North and South Elevations – Proposed.

Plan Note

On the site visit, the front boundary treatment appeared to incorporate a retractable gate. This was raised during the validation process, however the plans do not show a retractable gate is proposed and therefore this has not formed part of the assessment of this application.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211177	Erection of single storey rear and side wraparound extension, erection of front porch, creation of a vehicle access and hardstanding.	Permitted	29.11.2021

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

Local Ward Councillors

No comments received.

KCC Highways

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters:

Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Local Highway Authority in accordance with the current consultation protocol arrangements. However if there are any material highway safety concerns that you consider should be brought to the attention of the Local Highway Authority, then please contact us again with your specific concerns for consideration.

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>.

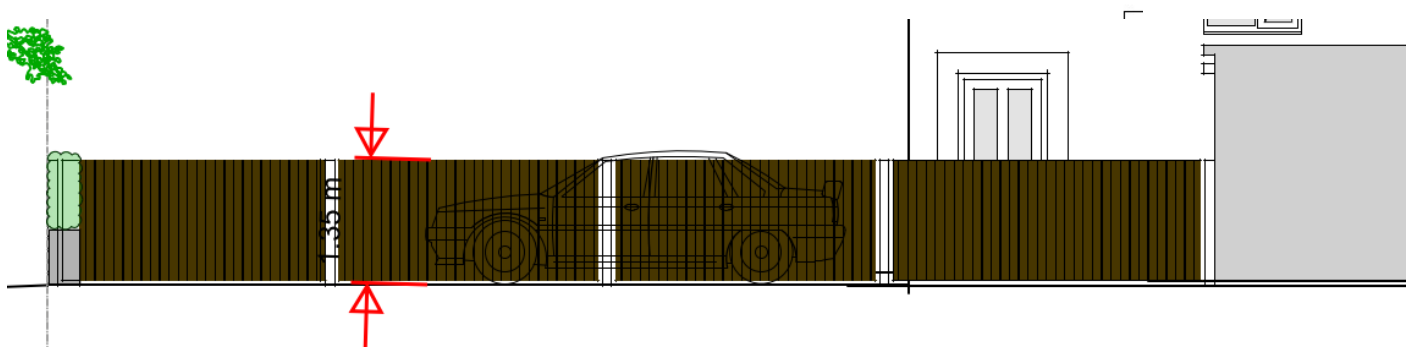
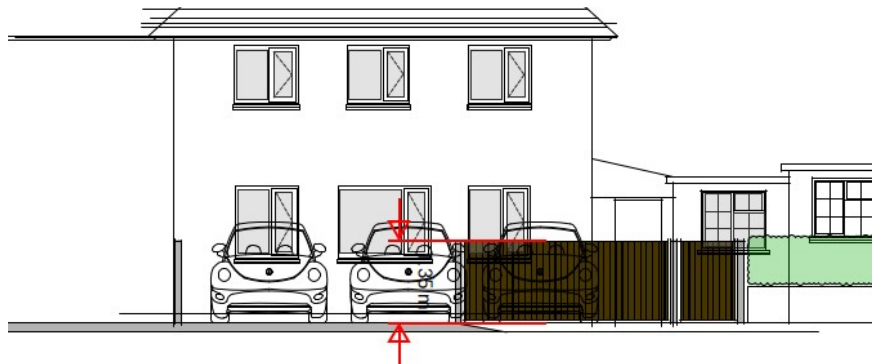
Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

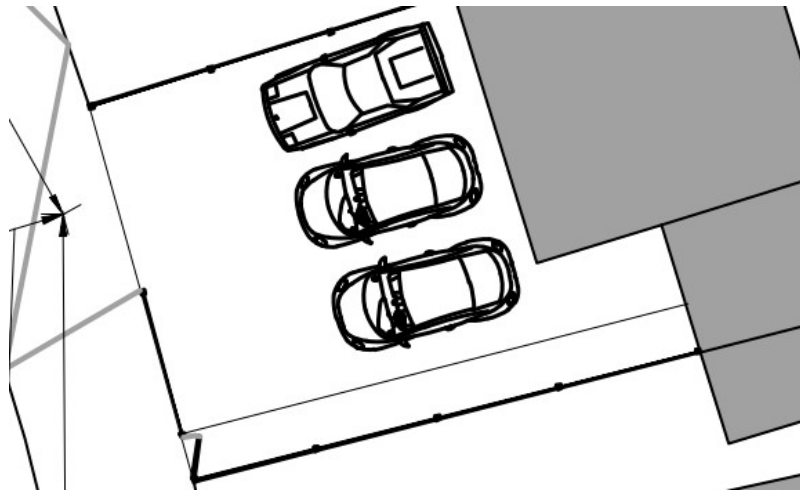
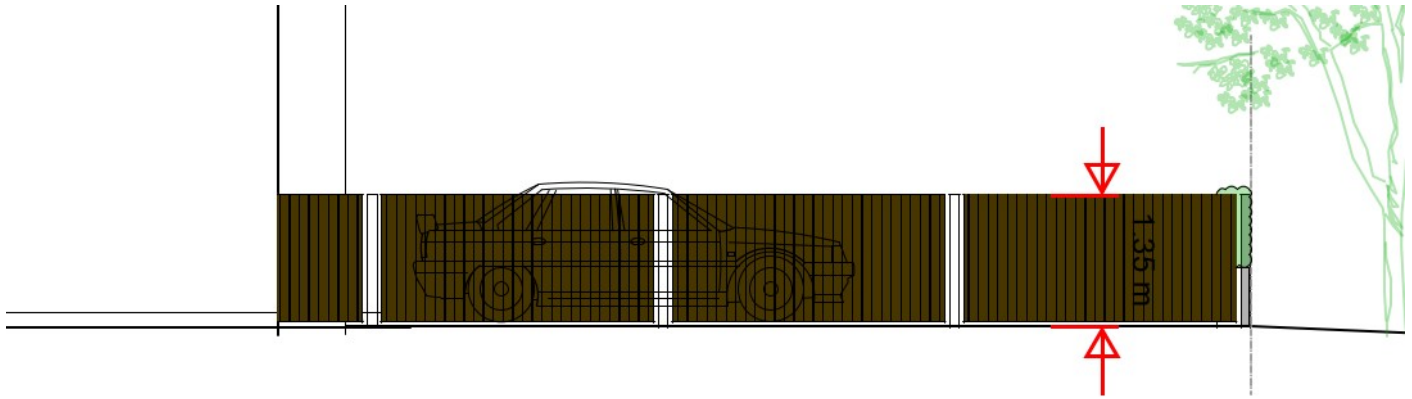
Neighbouring properties

Five surrounding properties were consulted, a site notice was displayed on 15.01.26 and no responses were received. The overall consultation period expired on 13.02.26.

Site Description and Proposed Development

The application property is a two storey end of terrace property. There is an existing area of hardstanding within the property frontage which is served by a dropped kerb. This application is for the erection of 1.35m high boundary fencing to the side and front boundary (part retrospective).





Officer's Analysis

Design, Character and Appearance

The property is located within the urban area and permitted development rights are not restricted for fence, wall or gates. Under permitted development rights, a 1.00m high boundary treatment could be constructed without the planning permission being required. The proposed fencing within this application is 1.35m. On balance, the proposed fencing within this area is not considered to be harmful enough to warrant refusal of this application. Therefore, on balance, the proposal is considered to accord with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity

The proposal is not considered to impact the amenity of future occupiers or neighbours and therefore accords with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014), along with Section 12 of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

It is noted that the proposal would result in a 1.35m boundary treatment along the side elevations, with the front boundary treatment retained. Notwithstanding this, the pavement area outside of the property is wide, and on balance, the proposal is considered to be acceptable in terms of highways and parking.

Conclusion

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

The proposed development is, on balance, considered to be acceptable in terms of design, character and appearance. In addition, the proposal does not harm the amenity of future occupiers and neighbours, and is considered to be acceptable in terms of parking and highways.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	4th March 2026	Dated:	4th March 2026