

Delegated Report

Householder Planning Application

Planning Application No: 20240273

Location: 45 Northridge Road Gravesend Kent DA12 5AZ

Description: Formation of a vehicular access and hard standing in the front garden.

Applicant: Mojahidul Islam

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form dated 24/03/2024;
Supplementary Information – Photograph 1
Supplementary Information – Photograph 2
Drawing Number 24046 (01) 004 (Elevations Side (South East) - Existing and Proposed);
Drawing Number 24046 (01) 001 (Block Plans – Existing and Proposed with Site Location Plan);
Drawing Number 24046 (01) 003 (Elevations Front – Existing and Proposed); and
Drawing Number 24046 (01) 002 (Front Garden Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19571069	Garage	Permitted	28.03.1957

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

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);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

KCC Highways and Transportation

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

Neighbouring properties

Four surrounding properties were consulted and a site notice was displayed on 1st April 2024. No responses were received. The consultation period ended on 22nd April 2024.

Officer's Analysis

Design, Character and Appearance

45 Northridge Road is a two storey terraced house located on the Western side of the highway. The application site lies on a road which slopes downwards from a north to south direction. The frontage of the application site consists of a mixture of hard standing and soft landscaping with a dwarf brick wall and hedging to borders. There is a garage located to the rear of the property.



The application proposes the formation of a vehicular access and hard standing in the front garden.

The vehicle crossover and associated hardstanding area will be constructed using concrete block paving with a channel drain. The parking area has a maximum width of 4.45m and a minimum width of 3.81m by a 5.2m depth which provides sufficient space to comply with the requirements of SPG4. The proposed crossover would also measure 4.94m wide and 2.35m in depth.

There is some soft landscaping proposed within the garden frontage to the flank boundaries, which will be retained and is considered a positive feature that improves the appearance of the hardstanding and provides biodiversity opportunity.

As such, the development is considered to be in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The vehicle crossover and associated hardstanding does not negatively impact neighbouring amenity. As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

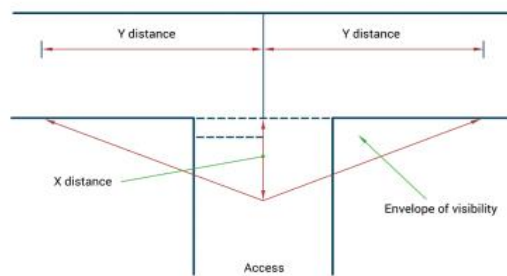
Any Other Material Planning Considerations

Parking and Highways

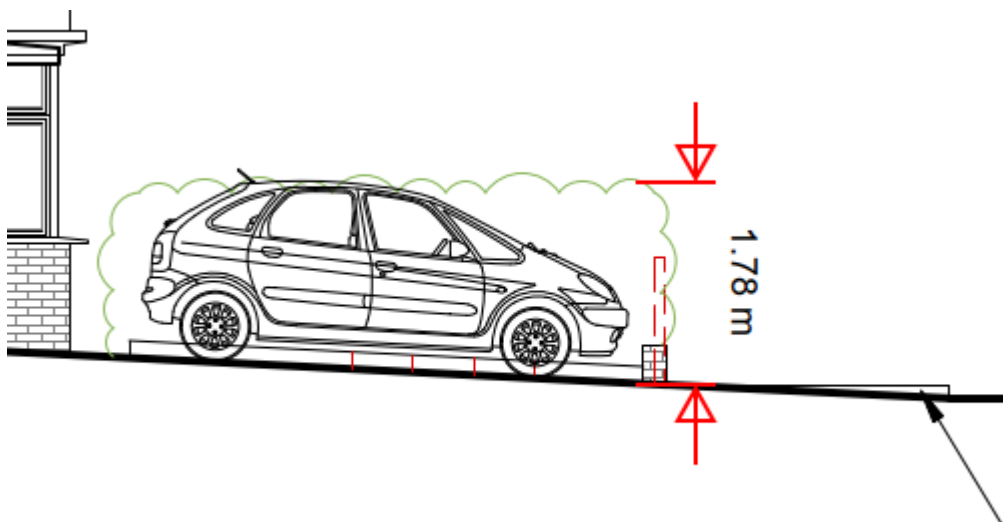
The application looks to retain the soft landscaping to both side boundaries,

Pedestrian visibility splays of 2m x 2m are required either side of the driveway, with no hard or soft landscaping or boundary treatment over 600mm:

Visibility Splay



The current hedging measures at 1.78m, above the recommended guidelines:



Therefore, the decision will be conditioned to ensure that any soft landscaping within the 2.00m pedestrian visibility splays do not exceed 600mm in height in accordance with highway safety.

As such, there are no parking and highways concerns in relation to the application.

Impact on biodiversity

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2021) Section 15. However, as indicated on the plans, some soft landscaping and planting is shown and therefore, on balance, the development is considered acceptable

Conclusion

The vehicular access and associated hardstanding area is acceptable. The development is considered to protect the amenity of future occupiers and neighbours, and provides adequate parking provision.

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

Recommendation

Permission

(For detailed conditions / 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:	14th May 2024	Dated:	14th May 2024