



Delegated Report

Householder Planning Application

Planning Application No: 20251299

Location: 69 St Benedicts Avenue Gravesend Kent DA12 4EU

Description: Installation of a vehicle crossover and formation of a driveway.

Applicant: Mr Mustansar Iqbal

Site Visit Date: N/A

Preliminary Matters

During the course of the application, it was noted that the land level of the property frontage was not level, and as such section/side elevation plans were required to fully assess the proposal. In addition there were concerns with pedestrian visibility, materials for the hardstanding area and lack of planting. The agent was contacted and it was agreed that revised plans would be provided to address the concerns. The revised plans were accepted by the local planning authority, and it was considered that reconsultation was not necessary in this instance. An extension of time was agreed to determine the application.

Submitted Documents/Plans

Application Form;
Drawing No. 001B – REVISED PLAN Site Location Plan and Block Plan – Existing and Proposed;
Drawing No. 002A – Floor Plan – Existing;
Drawing No. 003B – REVISED PLAN Floor Plan – Proposed;
Drawing No. 004B – REVISED PLAN Front Boundary Elevations and Sections – Existing and Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251298	Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 2.80 metres and eaves height of 2.80 metres.	Prior Approval not Required	28.01.2026

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)

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

Consultees

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.

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

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:

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



Following receipt of the above comments, KCC Highways were contacted for comments and provided some informal comments to assist with the application.

Local Ward Councillors

No comments received.

Neighbouring properties

7 surrounding properties were consulted and no representations were received. The consultation period expired on 16.01.26.

Site Description

69 St Benedicts Avenue is a two-storey semi-detached property located to the east of the highway. The dwelling is situated behind a turning point in the road:

Google Image

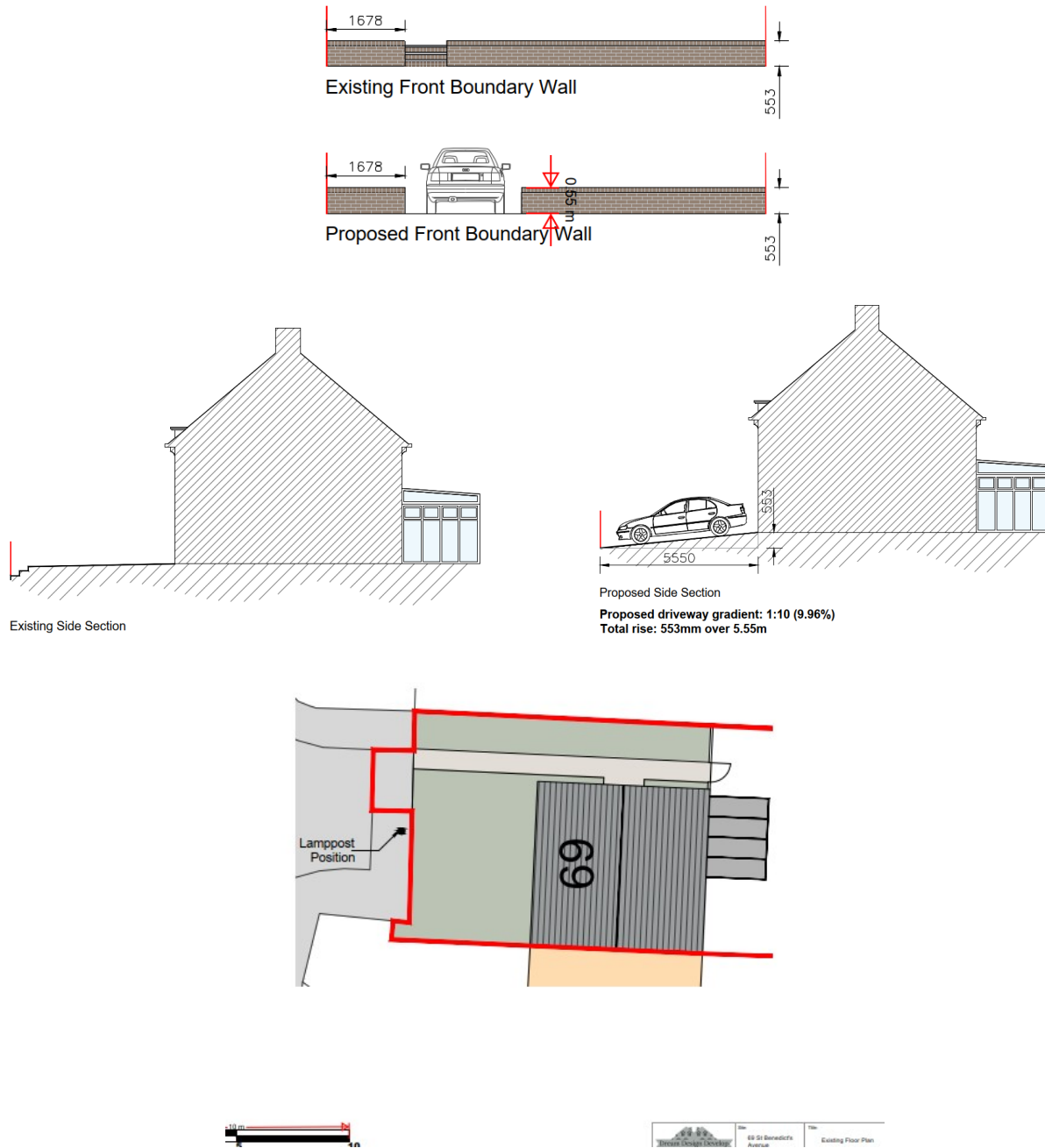


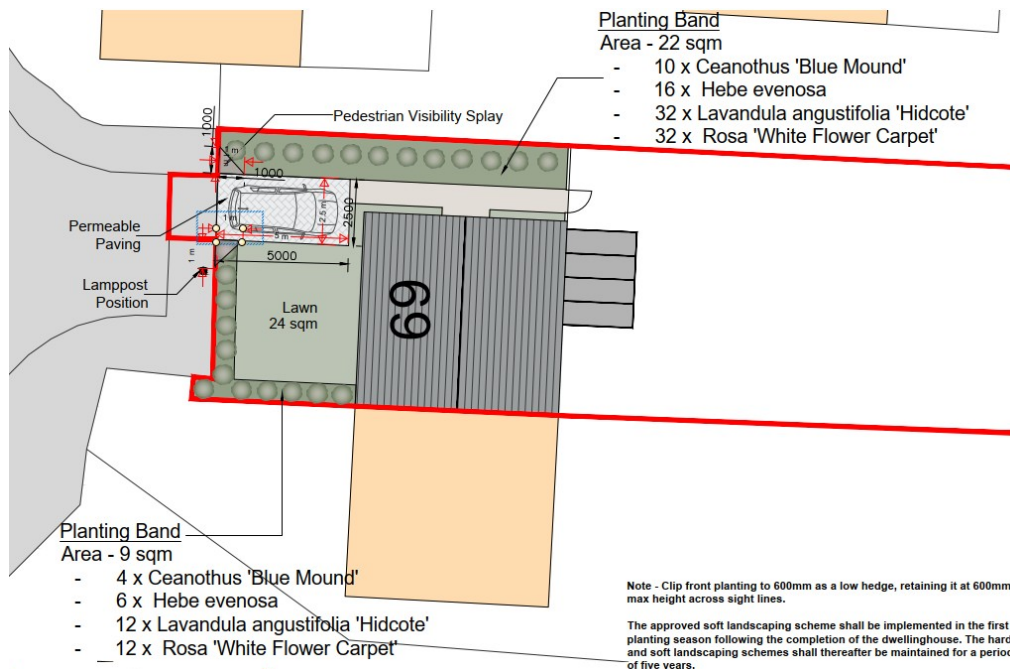
Google Image from 2012



This application proposes the installation of a vehicle crossover and formation of a driveway.

Proposed Development





Design, Character and Appearance

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.

In terms of the design of the proposal, properties along this part of St Benedicts Avenue are generally set behind grass verges, which are considered to contribute positively to the character and appearance of the street scene. The application property is not set back behind a grass verge and as such, the proposal would not include disruption or removal of the grass verge. The proposed plans show that the existing character of the property frontage would not be unduly interrupted, with the existing dwarf wall to be largely retained. The front garden would be regraded to excavate part of the garden, so it would slope down towards the highway, with sufficient planting and lawn areas proposed. The area of hardstanding would be proportionate and constructed using permeable paving, set at the same gradient as the slope of the garden. This all contributes to soften the development, in terms of its appearance, and provides drainage.

Therefore the development is considered to be acceptable and accords with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024) in terms of design, character and appearance.

Amenity of Future Occupiers

The works would provide off-street parking provision for future occupiers. Therefore, the proposed development would safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Neighbouring Amenity

There would be no impact on neighbouring amenity as a result of the proposal. Therefore, the proposal is considered to safeguard neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2024).

Parking and Highways

The plans show there would be sufficient space on the hardstanding area for one vehicle. In addition, visibility splays of 1.00m x 1.00m have been provided, which is considered to be acceptable in this location as long as there are no obstructions over 0.60m present within the splays. This can be secured by condition.

In addition, KCC wish the applicant to be advised they shall require a separate consent from KCC for the construction of the vehicle crossing. This can be added as an informative, as appropriate.

Overall, subject to the inclusion of appropriately worded condition(s) and informatives, there are no further concerns in terms of highways and parking that would fall under the Borough Council's planning remit.

Therefore, the proposal is considered to accord with Policy CS11 (LPCS) (2014).

Biodiversity

The proposal is considered to provide sufficient soft landscaping to mitigate the loss of the lawn, as well as providing biodiversity opportunity. As such the proposal raised no concerns in terms of biodiversity.

Contamination

The site lies within the Gregory's Crescent Historic Landfill Buffer Zone. As such, it would be necessary to include a watching brief condition within the decision notice, in case contamination is encountered.

Conclusion

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

In situ, the formation of the vehicular crossover and associated hardstanding is acceptable in terms of design character and appearance. In addition, there is no detrimental impact on amenity, and no concerns in terms of highways and parking, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	
Signed:	L Hankin	Signed:	
Dated:	25th February 2026	Dated:	