



Delegated Report

Householder Planning Application

Planning Application No: 20250316

Location: 27 Sandown Road Gravesend Kent DA12 5EW

Description: Extension to existing dropped kerb.

Applicant: Mrs Sarabjit Suman

Site Visit Date: 17.04.25

Submitted Documents/Plans

Application Form;
Block Plan – Proposed (received on 02.04.25);
Site Location Plan (received on 02.04.25);
Block Plan – Existing (received on 01.04.25);
Drawing No. 1000 – Front Layout – Existing; and
Drawing No. 1001 – Front Layout – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20000378	Erection of single storey side extension incorporating the continuation of the dormer extensions in the proposed front and rear roof slopes to form family room at ground floor with bedroom, ensuite shower room/w.c. and separate bathroom in the roof space over and single storey rear extension to form kitchen and breakfast area.	Permitted	30.06.2000

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

Local Ward Councillors

No comments received.

Neighbouring properties

Three surrounding properties were consulted, a site notice was displayed on 17.04.25 and seven representations were received. The overall consultation period expired on 09.05.25.

Three representations were in support of the application and four representations raised objections to the proposal.

The objections raised concerns with impact on (available) parking and signposted that the application property already benefits from front and rear access/drive way areas. Parking and highways shall be considered within the relevant section of this report.

Site Description and Context

27 Sandown Road is a semi-detached chalet bungalow style dwelling. The property has an existing vehicular access and hardstanding area located to the front of the property. These works were presumably carried out under permitted development rights, as Sandown Road is not a classified Road. Notwithstanding this, google maps indicate that there has been an access and hardstanding area in situ, since at least 2008. As such, either way, the development would likely be considered lawful through the passage of time.

Site Photo

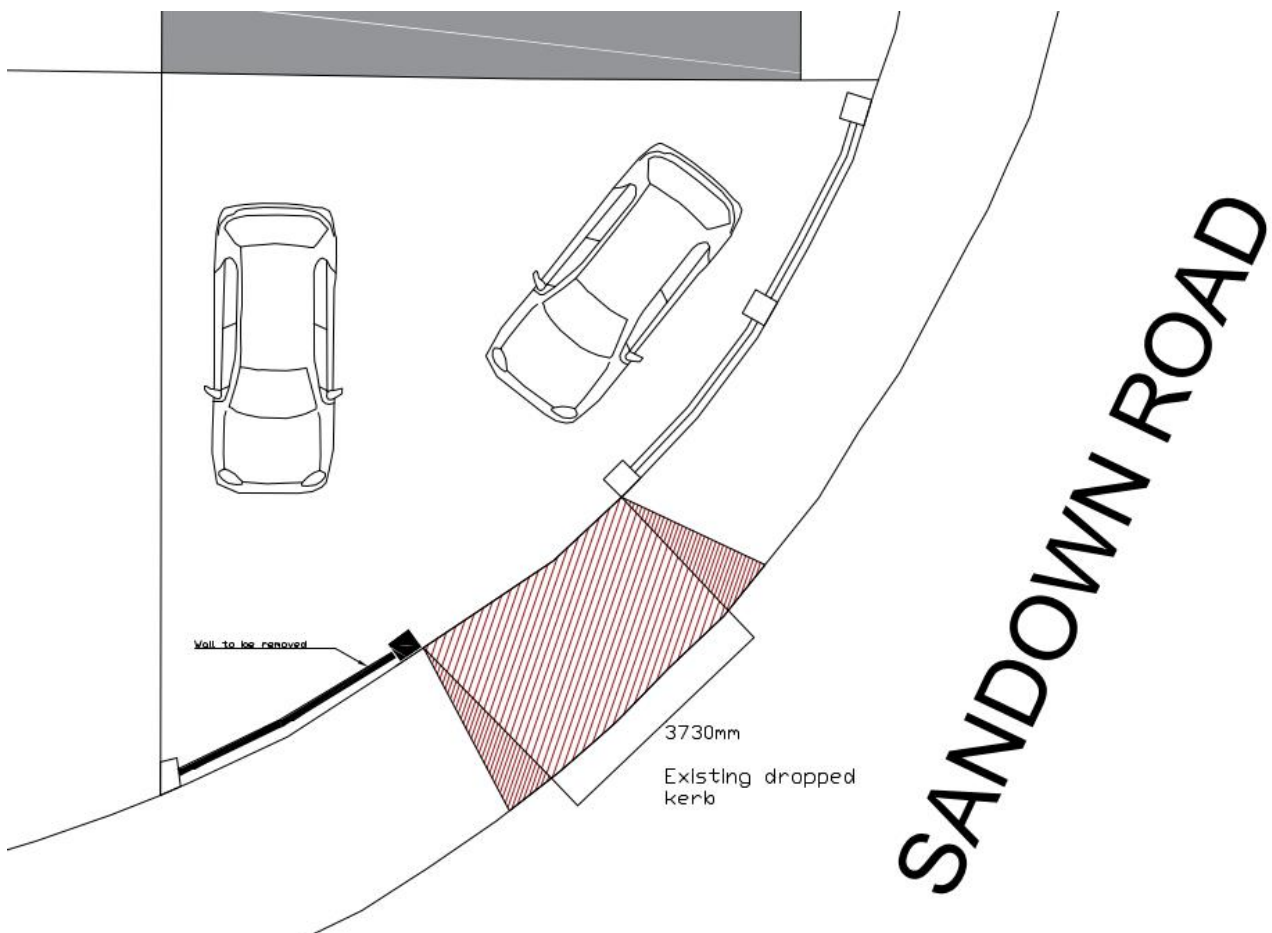


This application proposes an extension of the existing dropped kerb, which in this instance, would require planning permission. This is because a means of access to a highway can only fall within “permitted development” (i.e. not require planning permission from the local planning authority) when it is being provided alongside other associated works allowed for under the General Permitted Development Order 2015 (as amended). Examples of such work might include creating an area/driveway to park vehicles. As the hardstanding area already exists, planning permission is therefore required.

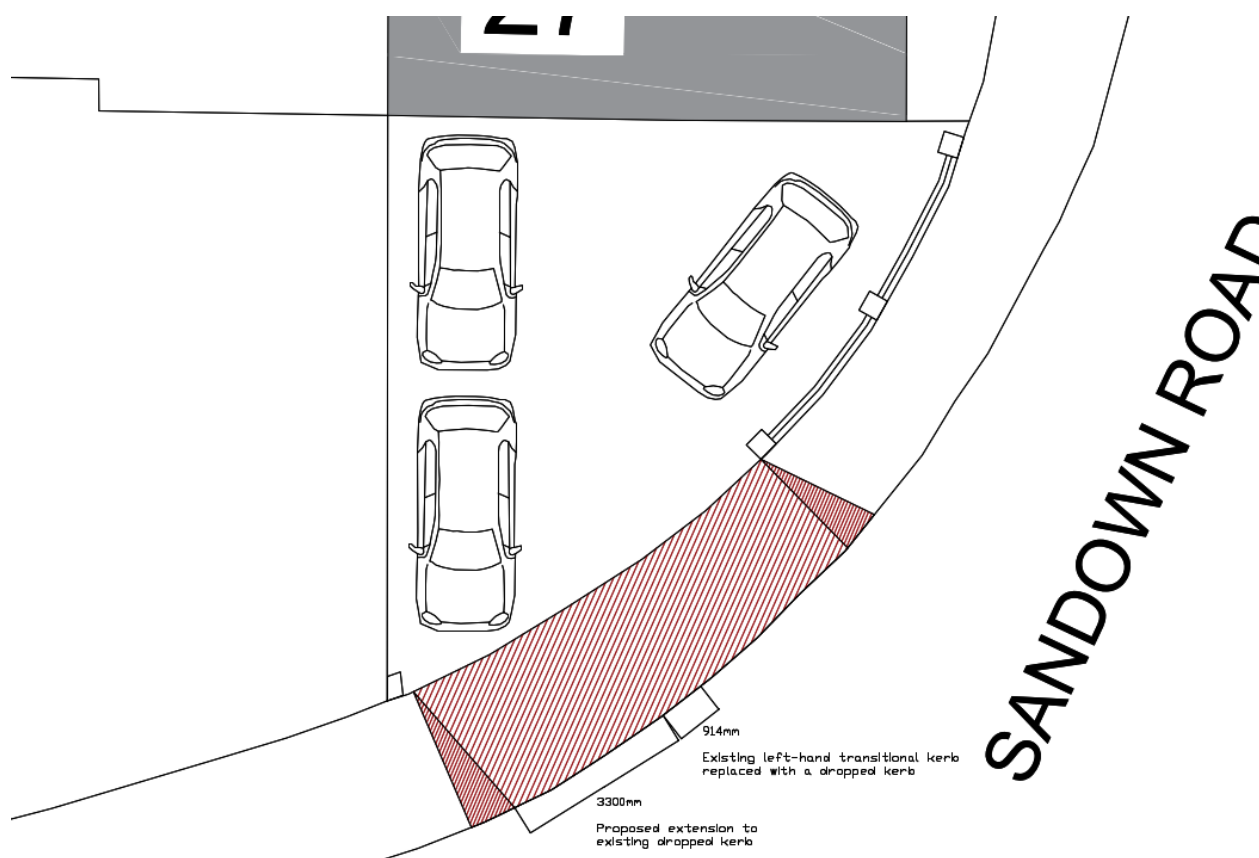
Proposed Development

As part of the installation of the dropped kerb, part of the existing front wall would need to be removed. The removal of the wall would not require planning permission.

Existing:



Proposed:



Officer's Analysis

Design, Character and Appearance

The majority of properties along Sandown Road have vehicular accesses and hardstanding areas. The crossovers vary in width, and some are double width and are shared with neighbouring properties. As such, the removal of part of the front wall and the extension of the existing dropped kerb is not considered to conflict with the prevailing character and appearance of the local vicinity. As such, there is no conflict with Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).

Amenity

The proposal would be an extension of an existing dropped kerb. This would improve access/egress for future occupiers and would not impact neighbouring amenity (highways and parking concerns shall be considered below). As such, there is no conflict 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 the amenity of future occupiers and neighbouring properties.

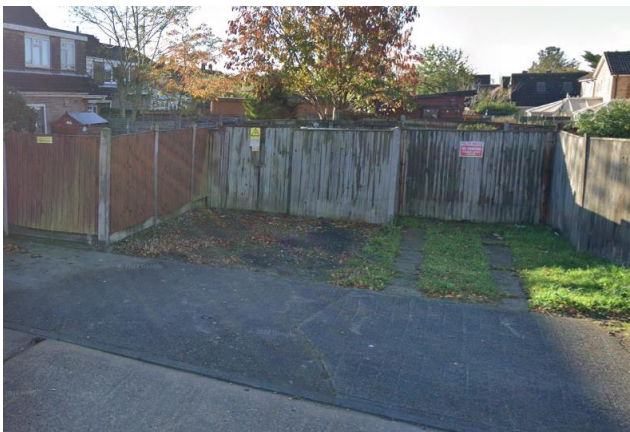
Parking and Highways

As aforementioned above, representations have raised concerns in terms of loss of (on street) parking as a result of the proposal, and the fact that the property benefits from a rear access/hardstanding area in addition to the access at the front of the property. Looking at the plans, maps, and Google Maps, it appeared the land was not part of 27 Sandown Road, and could possibly be associated with the ESS in

situ.



Google Images



However, (although it would not necessarily impact the Borough Council's planning decision), the applicant was contacted in order to clarify whether the access and parking area to the rear of 27 Sandown Road forms part of the property. The applicant confirmed that this area is not in the applicant's ownership.

Regardless of this, as previously mentioned, the majority of properties along Sandown Road benefit from off-street parking, as evidenced by the google aerial image below:



In addition, it was noted on the site visit that there are spaces unoccupied by dropped kerbs to park, on street. As such, the installation of an extended dropped kerb is not considered to significantly impact on street parking availability. In addition, it would provide improved visibility for the occupants of 27 Sandown Road when accessing/egressing. Therefore, there are no concerns in terms of highway and parking from the planning perspective of the Borough Council. It is important to note that Kent County Council are the Highways Authority and would ultimately make the decision on whether the dropped kerb would be acceptable or not.

Conclusion

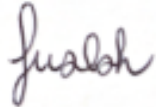
The application has been fully considered and would accord with local and national planning policy.

The development would not detract from the character and appearance of the area. In addition, the proposal would not be detrimental to neighbouring amenity of the amenity of future occupiers. Furthermore, there are no concerns in terms of highways and parking from the planning perspective of the Borough Council.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	13th May 2025	Dated:	20 May 2025