

Delegated Report

Householder Planning Application

Application No:	20220313
Location:	18 Castlefields, Istead Rise, Gravesend, Kent, DA13 9EJ
Description:	Creation of a vehicular access and hardstanding.
Applicant:	Mr Anthony Lebatt
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form - dated 19/03/2022;
- Certificate B - dated 01/06/2022;
- Supplementary Information - Site Photographs (1-8);
- Drawing no. K218-KLE-DA13-00-DR-A-000 - Site Location Plan (scale - 1:1250);
- Drawing no. K218-KLE-DA13-00-DR-A-001 - Existing Site/Block Plan (scale - 1:200);
- Drawing no. K218-KLE-DA13-00-DR-A-002 - Rev. B - Proposed Site/Block Plan (scale - 1:200);
- Drawing no. K218-KLE-DA13-00-DR-A-020 - Existing Frontage Plan;
- Drawing no. K218-KLE-DA13-00-DR-A-021 - Rev. B - Proposed Frontage Plan;
- Drawing no. K218-KLE-DA13-00-DR-A-025 - Rev. B - Existing vs Proposed Plans.
- ~~Drawing no. K218-KLE-DA13-00-DR-A-002 - Proposed Site/Block Plan (scale - 1:200) - SUPERSEDED;~~
- ~~Drawing no. K218-KLE-DA13-00-DR-A-021 - Proposed Frontage Plan - SUPERSEDED;~~
- ~~Drawing no. K218-KLE-DA13-00-DR-A-025 - Existing vs Proposed Plans - SUPERSEDED;~~
- ~~Drawing no. K218-KLE-DA13-00-DR-A-002 - Rev. A - Proposed Site/Block Plan (scale - 1:200) - SUPERSEDED;~~
- ~~Drawing no. K218-KLE-DA13-00-DR-A-021 - Rev. A - Proposed Frontage Plan - SUPERSEDED;~~
- ~~Drawing no. K218-KLE-DA13-00-DR-A-025 - Rev. A - Existing vs Proposed Plans - SUPERSEDED.~~

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS11 - Transport
- CS12 - Green Infrastructure
- CS18 - Climate Change

- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards
- T1 - Impact of Development on the Highway Network

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 Well-Designed Places

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

GBC - Highways Officer - There is no reason to object to this proposal, but the materials used will require very careful consideration. The driveway should be constructed from a porous hard surface finish to ensure no surface water can discharge onto the highway and it is doubtful that a soakaway can be provided that conforms to the requirements of Building Control Regulations, no soakaways within 5 metres of the highway and/or building.

To avoid and reduce potential of vehicles grounding the slope of the drive should not exceed 1 in 10 (10%).

Neighbouring properties

Five surrounding properties were consulted and no representations were received. The consultation period expired 9th May 2022.

Officer's Analysis

Design, Character and Appearance

18 Castlefields is a semi-detached bungalow located on the eastern side of the highway. The property is set above the highway with shared steps up to the entrance, which are shared with a neighbour. The front garden is made up of a lawn area behind a decorative boundary wall.



This application proposes the removal of the front boundary wall and formation of a hardstanding for vehicular parking. The driveway will be formed using black limestone flagstone paving. There is a strip of landscaping retained on the northern boundary, which serves to soften the impact of the development and retains biodiversity on the site.

The proposal would not negatively impact the appearance of the street scene. The retention of soft landscaping and part of the boundary wall mitigates the potential impact of the development and preserves the existing character of the property. Therefore, the application is considered to be in accordance with Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development.

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no objections to the development in highway terms. The Highway's Officer raised no objection to the proposal, however did query the materials and surface water run-off. The plans were revised and the proposed materials were changed from tarmac to permeable block paving. As such, the proposed development is acceptable and there are not considered to be highway issues associated to the formation of a crossover and driveway on the site.

Any Other Material Planning Considerations

Impact on the Landscape - the site is located within the Istead Arable Farmlands Landscape Character Area. This area is characterised by gently undulating topography of open arable farmland, dissected by minor open roads with the exception of the larger A227. The site is located within the Istead Rise housing development.

Policy CS12 (LPCS) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 the overall landscape character and valued landscapes will be conserved, restored and enhanced.

The proposed development is not considered to cause any detrimental harm to the character of the Istead Arable Farmlands due to the property being located within the rural settlement.

Impact on Biodiversity - the development will reduce the biodiversity on the site by creating a hardstanding within the front garden. Section 15 of the NPPF states that development should result in a biodiversity net gain. Although the development will remove the existing lawn area within the front garden, a section of soft landscaping will be reintroduced. While this does not result in a net gain of biodiversity, the retention of some greenery and landscaping is a positive feature. Therefore, the proposed development is considered acceptable in terms of biodiversity.

Conclusion

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

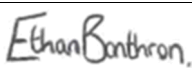
The development will not detrimentally impact on the character of the street scene. There will be a new planting bed formed on the western boundary and the sections of the front boundary fencing will be retained. The hardstanding will be formed using porous materials and will allow for vehicles to park in accordance with parking guidance.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	20 th June 2022	Dated:	20 June 2022