

Delegated Report

Householder Planning Application

Planning Application No: 20221040

Location: 51 St Hildas Way Gravesend Kent DA12 4AL

Description: Creation of a vehicle access and hardstanding

Applicant: Mr Pradeep Valsala Gopinathan

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application form
- Existing Proposed Site Plans
- Existing Block Plan
- Proposed Block Plan

Relevant Planning History

Reference	Description	Outcome	Decision Date
20220468	REVISED Creation of a vehicle access and hardstanding	Refused	03.08.2022

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

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- T5 – Formation of new Accesses onto Highway Network

Paragraph 33 of the NPPF (2021) sets out those 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 The review 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 a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the

National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 9 - Promoting Sustainable Transport
- Section 12 – Achieving well-designed places
- Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)

Other relevant guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)

Consultations, Publicity and Representations

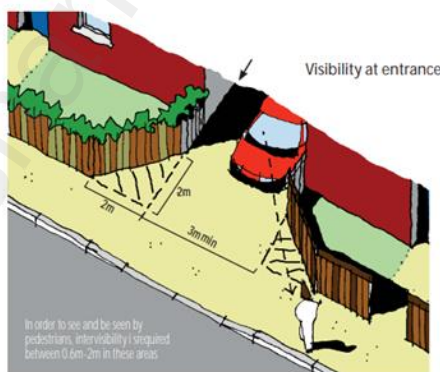
Local Ward Councillors

No comments received.

GBC – Highways Officer

This proposal has a couple of issues and I cannot guarantee that even with my agreement Kent County Council Carriage Crossover Team would agree to the formation of the access.

1. The applicant has not shown appropriate pedestrian visibility splays. Pedestrian visibility splays are measured down either side of the drive and not from the centre of the drive. They consist of two 2m x 2m right angled triangles with the two metre sides measured along the back edge of footway away from the side of the drive and along the side of the drive.



'making it happen' design standards

2. Kent County Council may or may not agree to the formation of a carriage crossover as the property already benefits from the garage at the rear of the property. This decision is made by the Carriage Crossover Team and is not a matter for the normal highway consultation process.

Considering the pedestrian visibility, whilst it is common practice to borrow from the neighbour's property with splays crossing property outside the control of the applicant, in this case the neighbour has a boundary hedge, which may block visibility. It is therefore essential that the applicant demonstrate by a suitable drawing there is no conflict.



Neighbouring properties

The application was advertised by way of letter to 4 surrounding properties. The consultation period expired on 24th October 2022 and no comments were received.

Analysis

Proposal

The proposal seeks the creation of a vehicle access and hardstanding. This application is a reworking of 20220468 which was refused. The revised proposal will seek to retain some of the front lawn and create hardstanding for vehicular parking. The driveway will be constructed using permeable material and will have a width of 2.7m and an approximate depth of 5.5m. The proposal will not alter the ground level and retain the existing land level.

Character and Appearance

The application site is a two storey mid terrace house located on the northern side of St Hilda's Way. The frontage is retained by a dwarf wall fronting the highway. The garden has a central tree located on a lawn with planting on the boundaries. The current proposal seeks to address the reasons for refusal of the previous application which was refused on the grounds of loss of biodiversity and harm to the character and appearance of the streetscene.

The revised proposal seeks to retain a large proportion of the front drive, however there will inevitably be a loss of biodiversity which cannot be replaced. Notwithstanding the available parking to the rear of the property, in terms of design the proposal is acceptable as there are similar driveways within the vicinity.

The proposal is therefore deemed compliant with CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

Amenity of Future Occupiers

The proposal will provide acceptable living conditions that safeguard the amenity of future occupiers in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed vehicular crossover would not materially impact on the amenity of neighbouring properties and is in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Parking and Highways

The proposal fails to demonstrate adequate visibility splays, although it is noted that there is sufficient space to accommodate these. Should permission be forthcoming then a condition will be imposed to ensure plans showing appropriate visibility splays are provided prior to the driveway first coming into use.

As mentioned previously there is space at the rear for vehicular parking. The screenshot below from Google Earth was from 2022 which shows access to what appears to be a garage which demonstrates that the site may not be in need of additional parking which would result in a loss of biodiversity.



However on balance given the existing situation within the streetscene it is considered that a refusal may not be sustainable at appeal.

Conclusion & Recommendation

The application has been fully considered and it is recommended that planning permission is granted.

The proposal will largely retain on site biodiversity and is compliant with CS19 of the Local Plan Core Strategy 2014.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	14 th November 2022	Dated:	15 th November 2022