

Delegated Report

Householder Planning Application

Planning Application No: 20240254

Location: 50 School Lane Higham Rochester Kent

Description: Installation of a vehicle crossover and hardstanding.

Applicant: Michelle Sustins

Site Visit Date: 16.05.2024

Submitted Documents/Plans

- Application Form
- Existing Site Plan
- Proposed Site Plan

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

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

- P3 – Vehicle Parking Standards
- T5 - Access to the Identified Highway Network

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

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed and Beautiful Places

Other relevant guidance

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Higham Parish council

No comments received.

Neighbouring properties

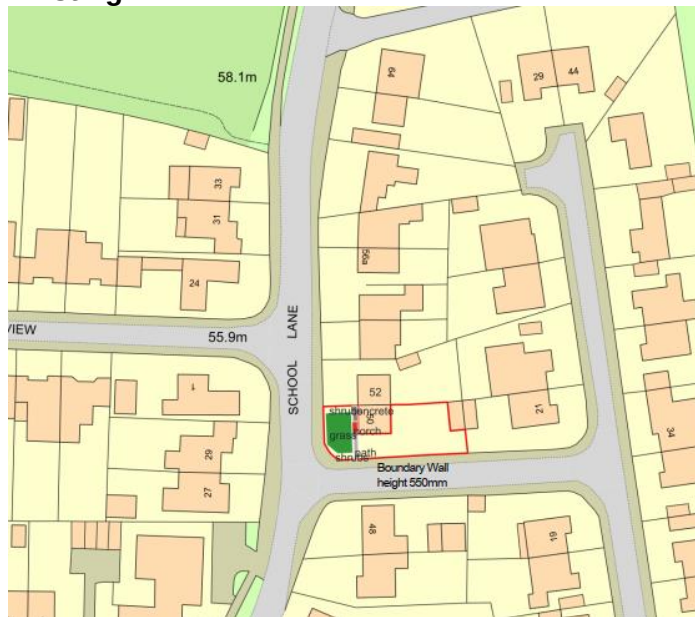
The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 01.05.2024 and no comments were received.

Analysis

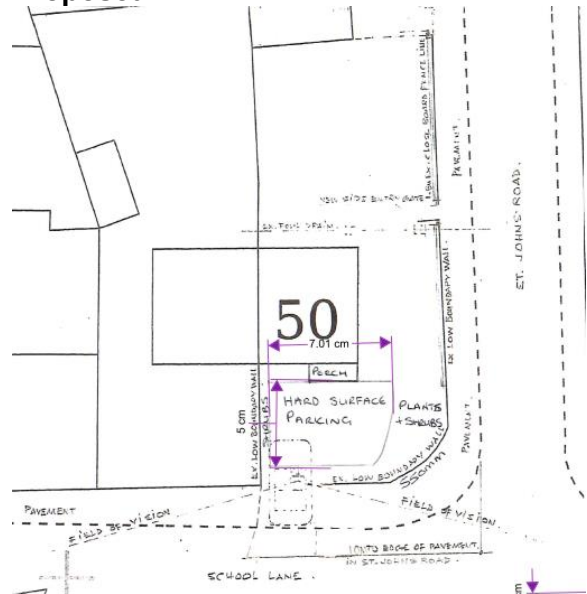
Proposal

The proposal seeks to create an area of hardstanding to allow for off road parking, the proposal will result in the partial removal of a dwarf wall and some soft landscaping.

Existing



Proposed



Character and Appearance

The application site is a two storey semi detached in use as a single family dwelling, the property is situated within a landscape character area and is also inset from the greenbelt. The property occupies a corner plot on the junction of St Johns Road.



The property frontage is soft landscaped and has a dwarf wall of 500mm serving as boundary treatment. The proposal seeks partial removal of the dwarf wall to allow for access to the hardstanding and partial removal of the soft landscaping to allow for a hardstanding constructed of permeable material. The remaining wall will remain and will not exceed 500mm.

Within the immediate vicinity there are multiple examples of similar development of which some have resulted in the entire removal of soft landscaping, these forms of development are detrimental to the wider character and result in a harsh and urbanising form of development in this rural area. Furthermore, these driveways do not appear to have any planning consent, however have become lawful through the passage of time due to the amount of time which has elapsed since their creation.





The proposed driveway is well designed with retention of onsite biodiversity, the partial retention of the dwarf wall creates a clear boundary between the property curtilage and public footpath.

The proposed development is not considered to introduce an out of character addition in the vicinity, furthermore there are multiple examples of similar development which lack soft landscaping unlike this proposal and so it is considered the proposal is adequately designed and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

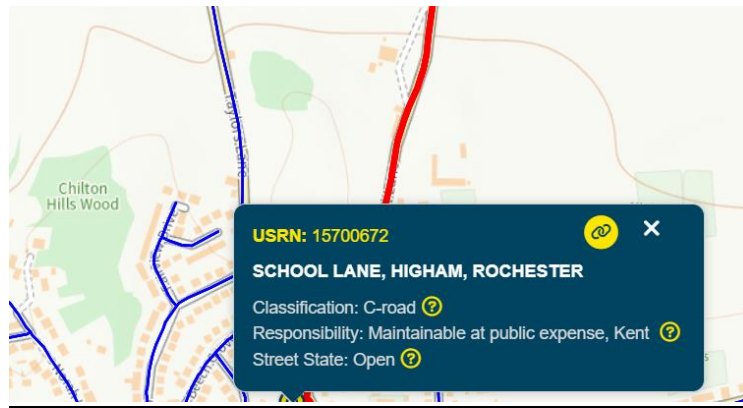
The proposal would not result in any harm to the amenity of future occupiers of the property. As such in respect of amenity of future occupiers the proposal is considered to comply with SPG2 Residential Layout Guidelines 2020 and Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal would not result in any harm to the amenity of occupiers of surrounding properties. There would be no loss of sunlight, overlooking, overbearing or loss of outlook as a result of the proposal. As such in respect of amenity of occupiers of neighbouring properties.

Parking and Highways

School Lane, Higham is a 'C' classified road according to FindMyStreet data base.



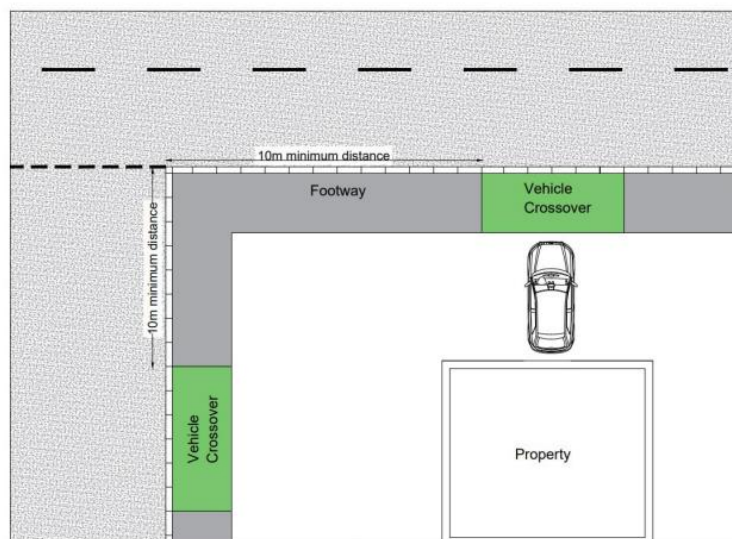
As such planning permission is required to allow for a new vehicle cross over. Whilst it is acknowledged that the proposal is located within 10 meters of a junction it is important to exercise discretion where it is felt that the development will not result in any major detrimental to highway and pedestrian safety.

School Lane does not have high volumes or fast moving traffic and so it is considered the proposal would not cause any safety concerns. There are adequate visibility splays provided either side of the drive.

5/ Distance from Road Junction

If the location of the proposed crossing is closer than 10 metres to a road junction and creates a hazard, the application will be refused. This dimension may be increased to 15 metres on major roads or near busy junctions.

Diagram: Distance to Road Junction



Residential Dropped Kerb Guidance and Self-Assessment v9

www.kent.gov.uk May 2023

The proposed parking space is situated next to a porch but not in front of an entrance door and so the size of the drive is adequate to accommodate off road parking.

Please only apply if you have the minimum measurements detailed in the following criteria:

Space Criteria Table- Minimum Measurements Required

How will you park the car	Width(minimum)	Depth(minimum)
A/ Perpendicular-Parking area at right angles to the road	2.4 metres	4.8 metres
B/ Perpendicular with access Point- Parking area in front of access door or garage	2.4 metres	6 metres



The driveway will be constructed using permeable materials, however this will be conditioned, furthermore there will be conditions to ensure there are no gates installed across the drive and a dropped kerb is provided prior to the drive coming into use. A further condition to ensure the vision splays are maintained will be imposed.

The proposal on balance is deemed to satisfy the requirements of SPG4 – KCC Parking standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	16.05.2024	Dated:	17th May 2024