

Delegated Report

Householder Planning Application

Planning Application No: 20240184

Location: 96 St Hildas Way Gravesend Kent DA12 4AY

Description: Retrospective application for the creation of a vehicular access and driveway to the front of the property.

Applicant: Ms Esther Olaniyi

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 00 – Pre Existing Block Plan;
Drawing No. 01 – Pre Existing Drawings;
Drawing No. 03 – Proposed Block Plan;
Drawing No. 04 – Proposed Drawings; and
Photographs of Front of Property.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 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 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 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);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Local Councillors

Two local councillors have been consulted with no comments received.

Neighbouring properties

Six surrounding properties were consulted with an overall expiry date of 22 April 2024. One letter of objection was received, making the following summarised comments:

- Design – Looks stark and hideous compared to what was a front garden previously;
- Does not enhance to the look of the property
- Loss of planting and biodiversity
- No provision for soft landscaping to soften the harshness of the hardstanding
- Biodiversity acts to aid drainage of rainwater

Officer's Analysis

Design, Character and Appearance

96 St Hilda's Way is two storey mid terrace dwellinghouse located on the Eastern side of the highway. Prior to the works that have been carried out, the property was soft landscaped to the frontage with a mid level boundary wall.

Prior to Works



The application is retrospective permission for the excavation of the front garden and removal of the boundary wall to facilitate the creation of a vehicular access and driveway to the front of the property.

The works currently carried out is the removal of the boundary wall and excavation works, together with laying of black concrete hardstanding. No soft landscaping has been retained.

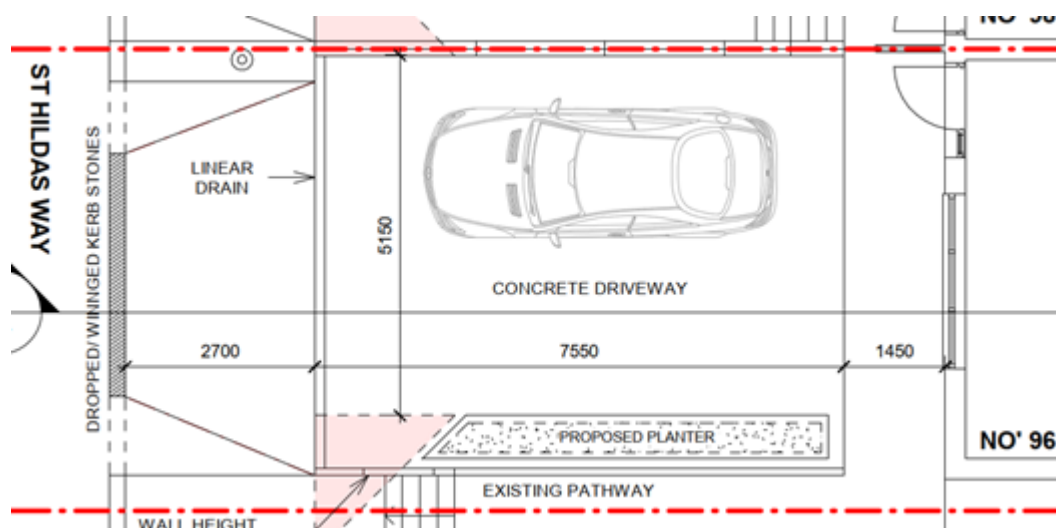
Current Streetscene



The submitted plans include the provision of a vehicle crossover, with sloping black concrete driveway measuring 5.15m wide and 7.55m deep with linear drain and a raised plant to the side measuring 640mm wide.

Whilst the proposed linear drain would aid surface water runoff, the use of the black concrete is generally unacceptable and would not allow for any natural drainage. As such, it would be necessary for additional drainage details to be submitted.

Whilst there is some soft landscaping proposed in the form of a raised planter, it is not generally considered to be an acceptable amount to sufficiently soften the overall appearance of the development and provide biodiversity.



Taking into account other similar developments within the immediate area, it would be unreasonable to refuse the principle of the development, however it will be necessary to secure additional drainage and soft landscaping to address the drainage and to soften the overall look of the frontage which can be done via a suitably worded conditions.

Therefore, the subject to conditions of drainage and planting and development is in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Neighbouring Amenity

The vehicle crossover and associated hardstanding does not negatively impact neighbouring amenity. As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

Parking and Highways

There is concern with the proposed drainage channel and the use of non-permeable concrete for the hardstanding, which due to the incline of the driveway may not be sufficient to avoid surface water runoff. As such it will be necessary to secure via condition additional drainage to overcome the issue.

The parking area has a 5.15m width by a 7.55m depth which provides sufficient space to comply with the requirements of SPG4. The proposed crossover would also measure 3.49m at the front, extending to 5.55m at the front boundary of the property and 2.7m in depth.

As such subject to condition of additional drainage, there are no parking and highways concerns related to the application.

Any Other Material Planning Considerations

Impact on biodiversity

The development has resulted in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2023) Section 15. As indicated on the plans, a raised planter has been how, however it considered that this is not sufficient to overcome the loss and as such a condition will be added to the decision to submit further landscaping scheme. Subject to this condition, the development is considered acceptable

Conclusion

The principle of the vehicular access and associated hardstanding area is acceptable in this location. However it will be necessary to condition additional landscaping and drainage to overcome the visual impact and surface water runoff. The development is considered to protect the amenity of future occupiers and neighbours, and provides adequate parking provision.

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

Recommendation

Permission

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	23rd April 2024	Dated:	10th May 2024