

Delegated Report

Householder Planning Application

Planning Application No: 20240482

Location: 45 Villa Road Higham Rochester Kent

Description: Installation of a dropped kerb and creation of driveway to front.

Applicant: Mr Nigel Costen

Site Visit Date: N/A

Submitted Documents/Plans

Application Form;
Site Location Plan (received on 17.06.24);
Block Plan – Existing (received on 30.05.24);
Block Plan – Proposed (received on 29.05.24);
Drawing No. PP209A/01 – Elevation, Front Layout and Cross Section – Existing;
Drawing No. PP209A/02 – Elevation, Front Layout and Cross Section – Proposed;
Drawing No. PP209A/03 – Block Plan (1:500) – Proposed; and
Drawing No. PP209A/04 – Block Plan (1:200) – Proposed.

Relevant Planning History

No relevant 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

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
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021);
- Gravesham Landscape Character Assessment (2009); and
- Design For Gravesham – Design Code (2024).

Other Relevant Guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Consultees

Higham Parish Council

No comments received.

Local Ward Councillors

No comments received.

Neighbouring properties

Seven surrounding properties were consulted, no representations were received and the overall consultation period expired on 18.07.24.

Site Description

45 Villa Road is a semi detached bungalow located to the south east of Villa Road.

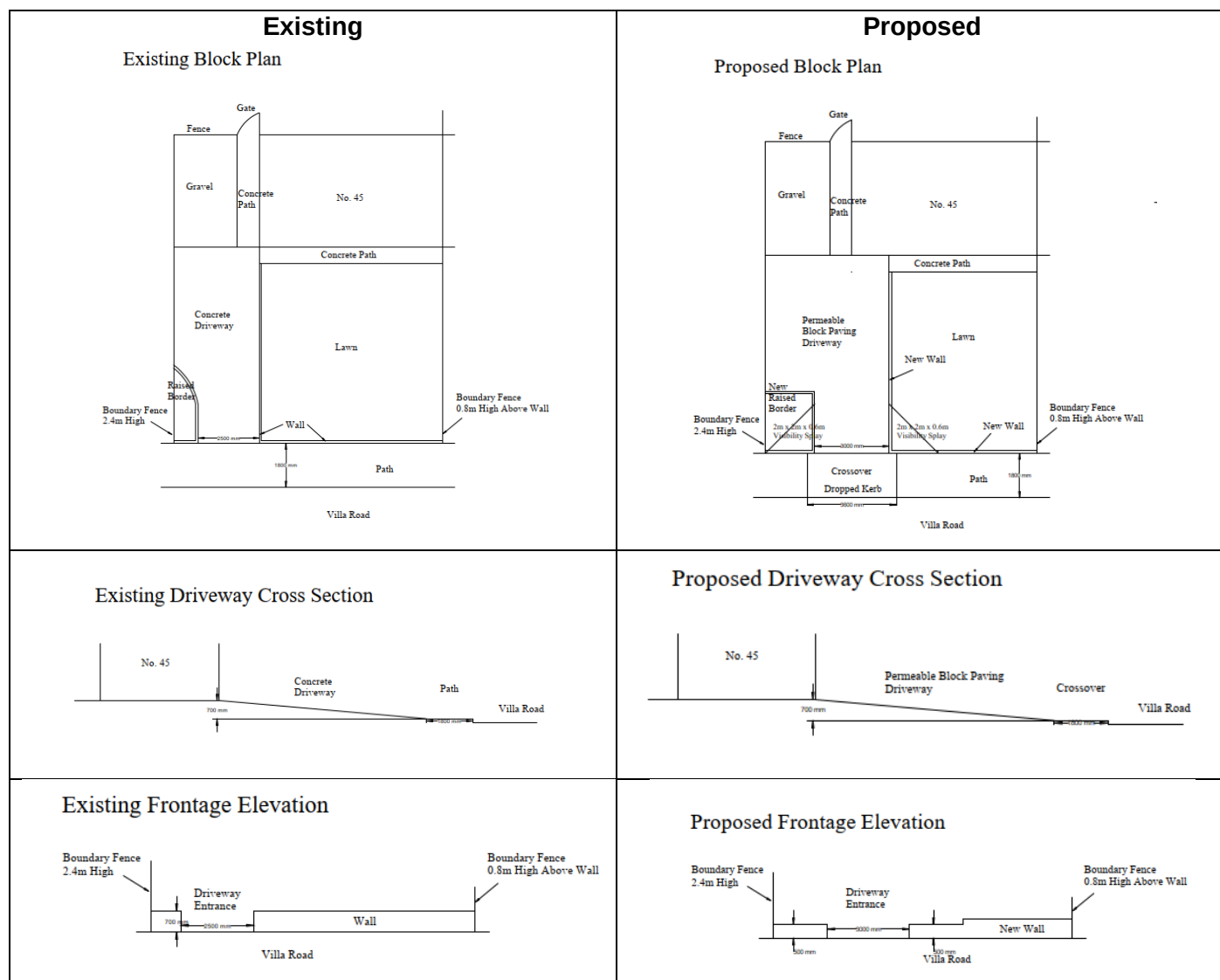
Google Image



This application proposes the installation of a dropped kerb and creation of driveway to the front of the property.

Proposed Development

The application would include the replacement of the existing concrete driveway/hardstanding area with permeable block paving. In addition, width of the driveway area would be increased, a new raised border would be constructed along with new walls and the formation of the proposed crossover.



Officer's Analysis

Design, Character and Appearance and Impact on the Landscape Character Area

Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 (Achieving well-designed and beautiful places) of the NPPF (2023) sets out that developments should function well and add to the overall quality of the area, be visually attractive and sympathetic to local character.

Policy CS12 (LPCS) (2014) 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. Paragraph 180 of the NPPF 2023 seeks to protect and enhance such valued landscapes.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to*

ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.

The site lies within the Higham Arable Farmlands Landscape Character Area. This area is characterised by very gently undulating topography of open arable farmland with pockets of orchards and garden nurseries. The developments spread from the original Saxon settlement of Lower Higham in the North, to more contemporary developments in the South around main road networks. The proposed development, in situ, is not considered to detrimentally impact the Landscape Character Area.

Detailed information regarding proposed external materials have not been provided with this application. However, this can be secured by condition, as necessary, to ensure an acceptable visual relationship between the existing and new development, as well as ensuring the materials would be visually attractive and sympathetic to local character. Similarly, no information has been provided regarding the proposed planting within the new raised border. Again, this can be secured by condition, as necessary.

Notwithstanding the above, the proposal appears to be an improvement on the existing situation. The concrete hardstanding would be replaced with permeable block paving, most of the lawn would be retained and the new (larger) raised border would provide further soft landscaping to the frontage. Subject to further details, this would be considered to improve the visual appearance of the front of the property and ensure the verdant characteristics of the area are retained.

Therefore, the proposal is acceptable and accords with Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Sections 12 and 15 of the National Planning Policy Framework (2023).

Amenity of Future Occupiers and Neighbouring Amenity

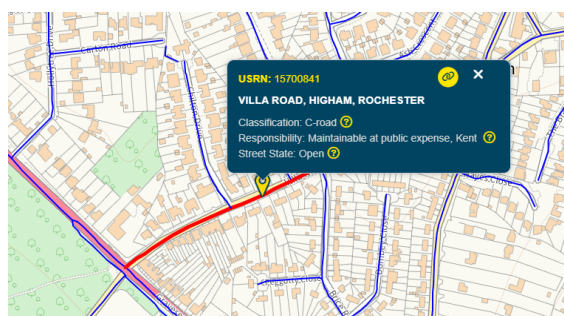
No neighbour responses were received as a result of the consultation carried out for the application.

It is considered that there is no detrimental impact on amenity that would arise as a result of this proposal. Therefore, the proposal is considered to safeguard the amenity of future occupiers and neighbouring amenity in accordance with Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).

Highways and Parking

Background Information

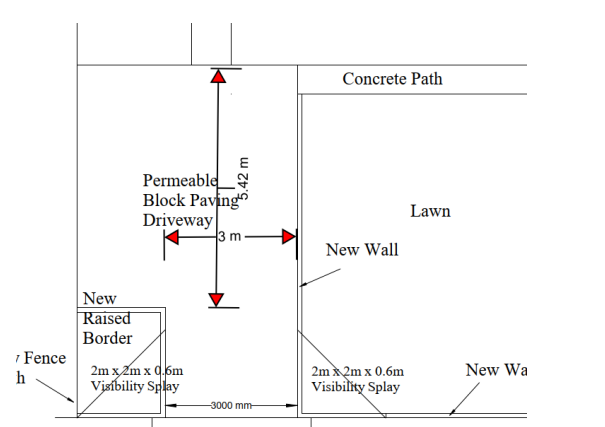
Villa Road is a Classified Road, C Road, according to Find my Street:



As such, planning permission is required for the formation of a vehicular access. If planning permission for this development were to be forthcoming for this proposal, an application would still need to be made to Kent County Council regarding the installation of the dropped kerb.

Proposed Plans

The plans demonstrate sufficient space for one car, in accordance with SPG 4 - KCC Parking Standards (2006):

KCC Standards		Proposed Plan	
B8. The preferred sizes for parking bays in Kent provided as part of development proposals are:			
	Length	Width	
Parking Bay Size for Powered Two-Wheelers ⁽¹⁾	2.5m	1.5m	
Parking Bay Size for Cars ⁽²⁾	5.0m	2.5m	
Parking Bay Size for People with a Mobility Handicap	5.5m	3.6m	
Parking Bay Size for Light Goods Vehicles	7.5m	3.5m	
Parking Bay Size for Minibuses ⁽³⁾	8.0m	4.0m	
Parking Bay Size for Coaches ⁽³⁾	14.0m	4.0m	
Parking Bay Size for Rigid Heavy Goods Vehicles	12.0m	3.5m	
Parking Bay Size for Articulated Heavy Goods Vehicles	16.0m	3.5m	
Notes:	1. A minimum space of 1.0m should be allowed between each motorcycle. 2. Where car parking spaces are provided parallel to, and abutting, a carriageway, aisle or drive the preferred bay size should be 6.0m x 2.5m to allow vehicles to manoeuvre into the bay when adjoining bays are occupied. The width of end spaces abutting an enclosed boundary should be increased to 2.7m 3. A width of 4.0m is the minimum necessary to allow passengers to embark and disembark safely.		

In addition, and in accordance with the requirements set out in the Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018), the plans show a 2.00m x 2.00m visibility spay with a maximum height of 0.6m. Therefore, the proposal is considered to accord with SPG 4 - KCC Parking Standards (2006).

Any Other Material Planning Considerations

Archaeology

The site lies within an area of multi-period archaeological potential. However, the proposed development is unlikely to have any archaeological impact.

Groundwater Protection Zone

The site is located within a Groundwater Protection Zone 3 area, however, the proposal would be unlikely to be impacted by this constraint.

Biodiversity

The plans show some of the existing lawn would be lost as a result of the proposal, however, a new (larger) raised border is indicated on the plans, which is desirable. No planting details have been provided as part of this application, however, this can be conditioned, as necessary to ensure the proposal would accord with Policy CS12 of the Gravesham Local Plan Core Strategy (2014) and Section 15 of the NPPF (2023).

Conclusion

Subject to further details, the proposed development is considered acceptable in terms of design, character and appearance, would safeguard the amenity of future occupiers and neighbours and is not considered to detrimentally impact the street scene or character of the area. Furthermore, the proposal would provide sufficient off-street parking for one car and biodiversity opportunity.

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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Lucy Hankin	Team Leader:	Richard Hart
Signed:	L Hankin	Signed:	<i>R Hart</i>
Dated:	31st July 2024	Dated:	2nd August 2024