

Delegated Report

Householder Planning Application

Planning Application No: 20241009

Location: 135 Vale Road Northfleet Gravesend Kent

Description: Retention of a hard standing for off road parking provision off a classified highway to the front of the Property.

Applicant: Mr Tomiwa Oluade

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Site Location Map
- Swept Path Analysis
- Existing/Proposed Visibility Splay Plans
- Drawing No: 135/EXT_02 (Existing Block Plan)
- Drawing No: 135/EXT_01 REV B (Existing Elevation and Block Plan)
- Drawing No: 135/PRO_01 REV C (Proposed Elevation and Block Plan)
- Drawing No: 135/PRO_02 REV B (Proposed Block 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
- CS20 - Heritage and the Historic Environment

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

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

KCC Highways

The driveway is located within the 30mph speed limit on Vale Road and as such, visibility splays of 2.4 metres by 43 metres are required in both directions from the access. There should be no obstruction within the visibility splays over 1.05m above the carriageway level and the splays must only cross land that is either within the control of the applicant or KCC as the highway authority.

Whilst visibility splays have been shown on the submitted plans, these have been drawn incorrectly and revised plans should be submitted. Visibility splays should be drawn to the nearside carriageway edge and pedestrian visibility splays of 2m x 2m should also be provided. Pedestrian splays should be drawn behind the footway on both sides of the access, with no obstructions over 0.6m above footway level, within the splays.

Please advise the applicant that they will require separate consent from KCC Highways Vehicle Crossings Team, for the construction of the crossover, should planning approval be granted.

I look forward to the additional information being provided, to assist me in determining this application from a highway perspective.

Neighbouring properties

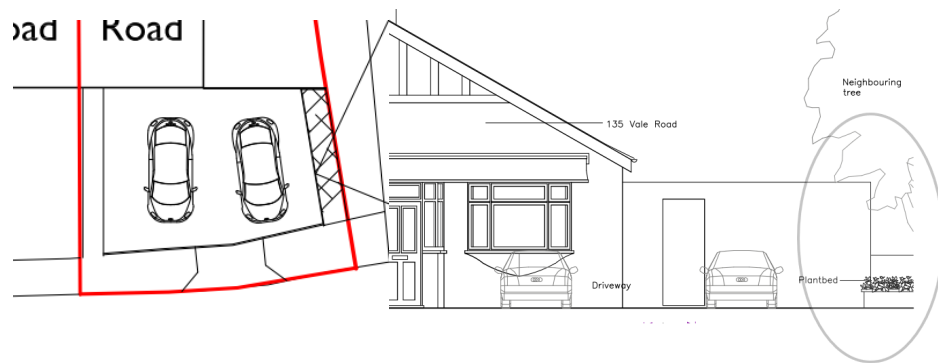
The application was advertised by way of site notice and letters to 4 surrounding properties. The consultation period expired on 17.01.2025 and no comments were received.

Analysis

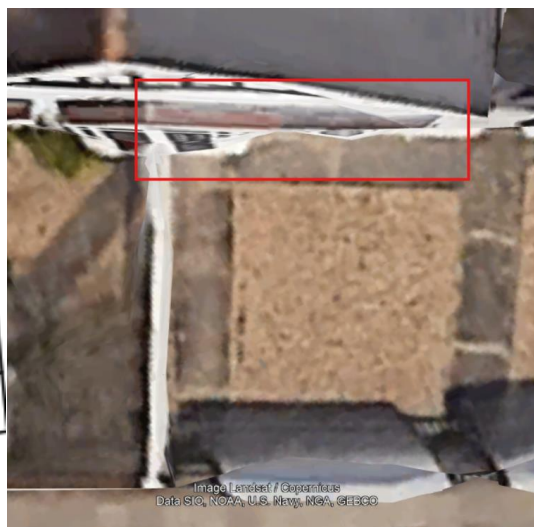
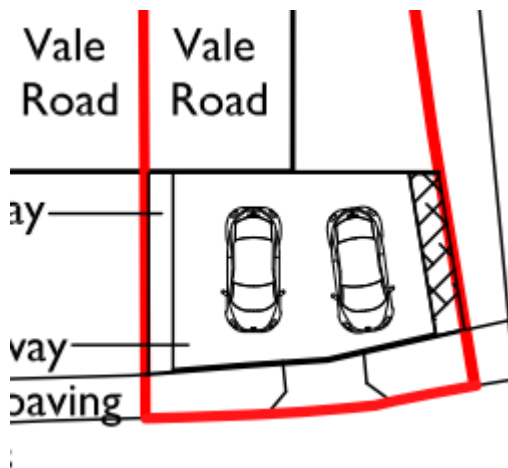
Preliminary Matters

It is noted that the proposed elevation shows the front elevation incorrectly. The raised plant bed is not

shown within the property boundary.



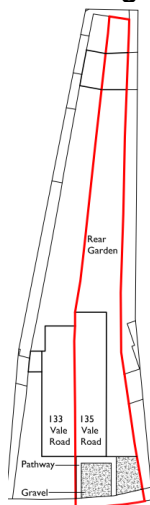
The proposed block plan does not show the front projection of the property correctly; however, it is considered that the application can still be sufficiently determined.



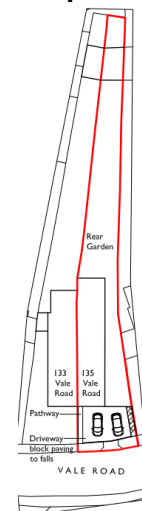
Proposal

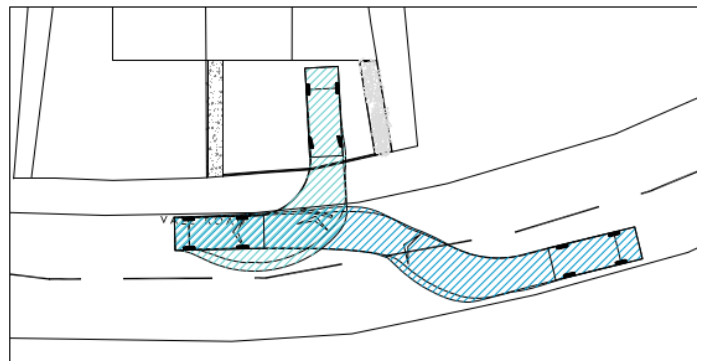
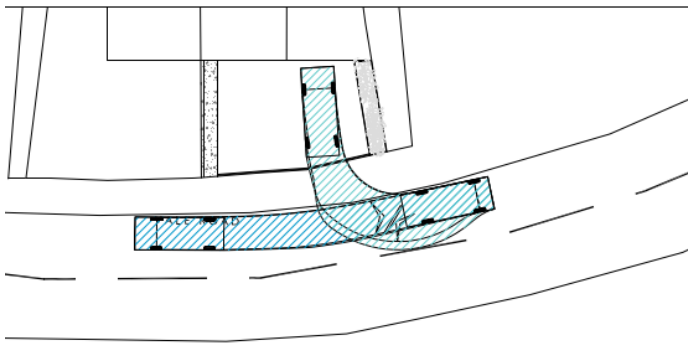
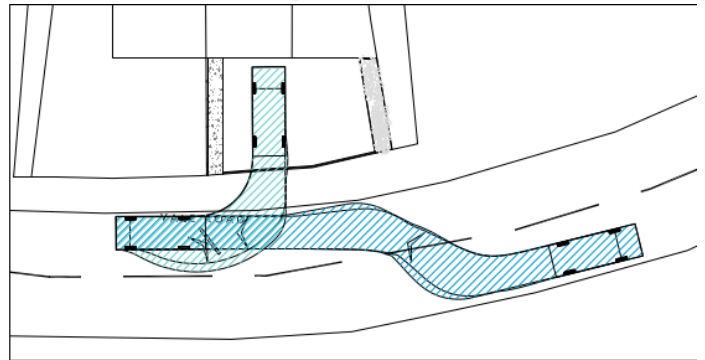
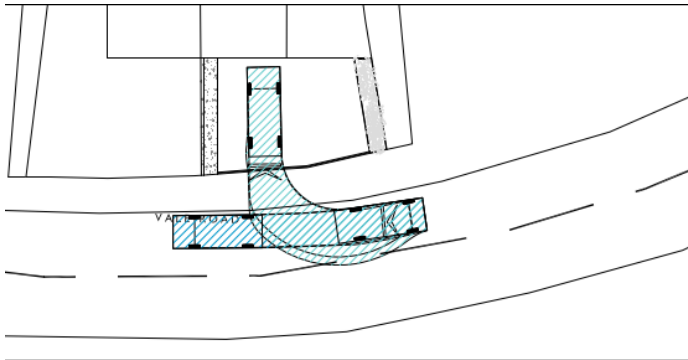
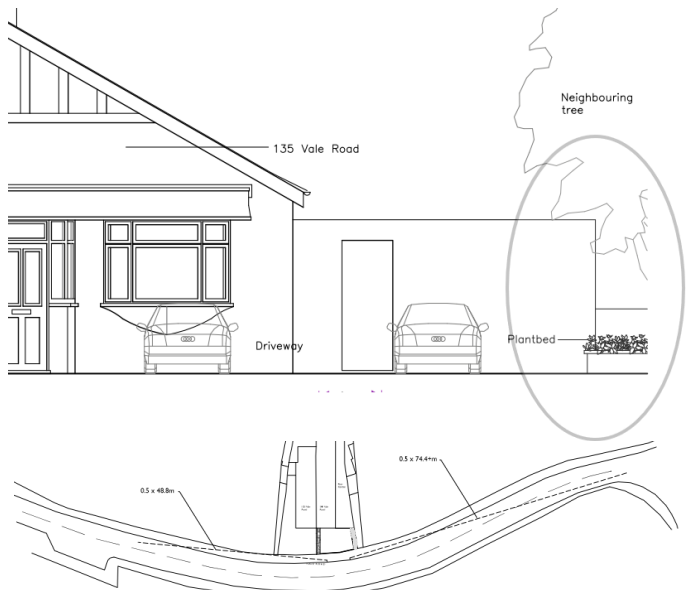
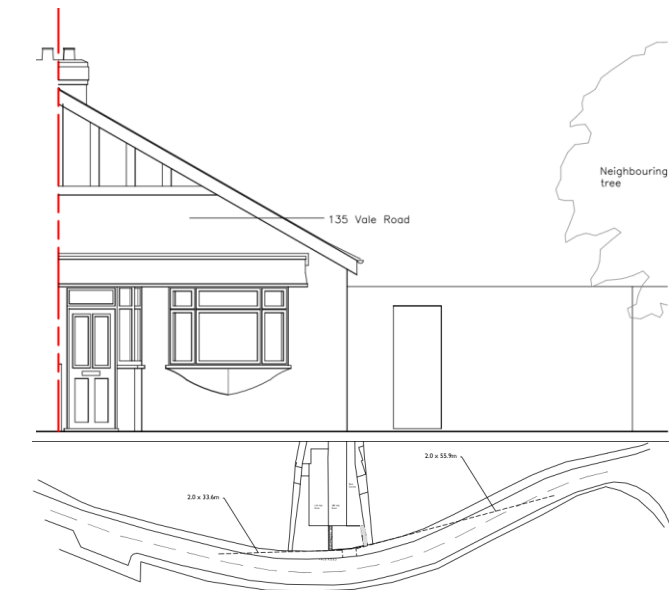
The proposal seeks to retain an existing vehicular access.

Existing



Proposed





Background

Below shows the property frontage as of 2022 and compares it to the property frontage as of 2024.

Property Frontage 2022

Property Frontage as of 2024



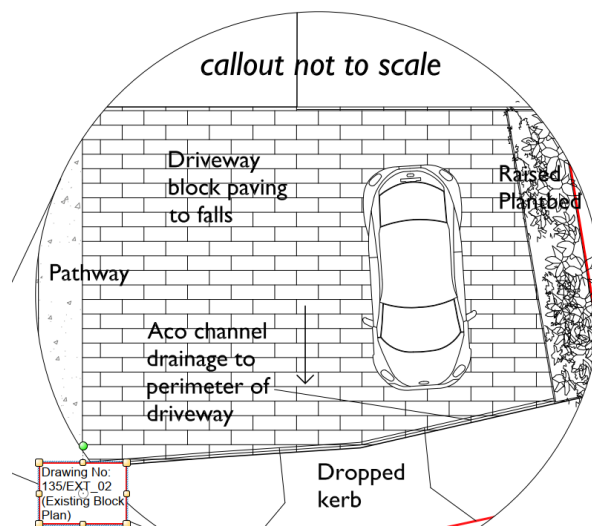
It should be noted that 135 Vale Road is situated on a 'C' Classified Road and therefore such works require the benefit of planning permission. The works have been carried out without prior permission and so this retrospective application has been submitted to regularise the works.

Character and Appearance

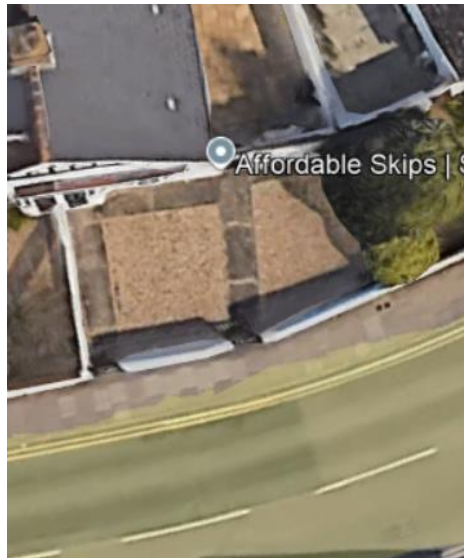
The application site is a semi detached bungalow in use as a single family dwelling. The property is situated opposite a Listed building known as Elm Cottage.

Along Vale Road there are a number of examples of driveways to the front of properties, many of these have been carried out without prior permission however due to them being in place over four years they have become lawful through the passage of time.

The driveway in its current form is considered to be unacceptable In terms of its design and appearance as it lacks greenery which would soften the existing urban appearance. The submitted plans show a raised plant bed which would be situated along the Eastern Boundary.



It is considered that this would soften the appearance of the hard paving and enable some on site biodiversity. Prior to the works taking place the property frontage comprised a gravelled area which did not enhance nor improve the appearance of the area.



The loss of the boundary wall does not harm result in any harm as the surrounding front walls area varied with no prevailing character.

In terms of design and appearance the development is considered to be acceptable and compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance 2021.

Amenity of Future Occupiers

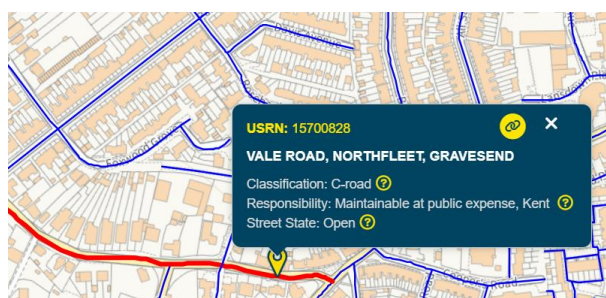
The proposed development will not impact any existing amenity and is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Neighbouring Amenity

The proposed development will not impact any neighbouring amenity and is compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines 2020.

Parking and Highway

Vale Road is a 'C' classified road according to FindMyStreet data base.

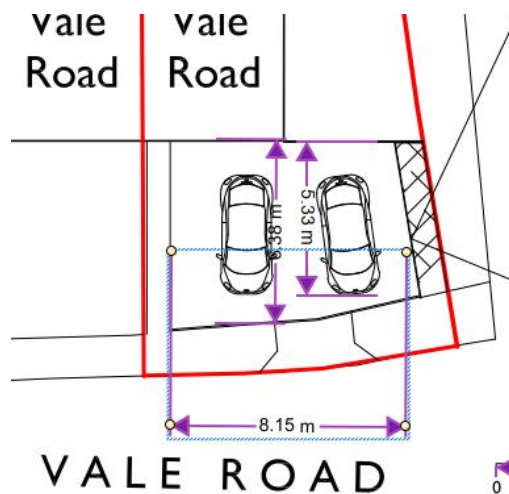


The below extract from Kent County Council Dropped Kerb Guidance and Self-Assessment (2023) states that a parking space should have a depth of 6 metres when the parking is in front of a door to ensure there is adequate pedestrian access to the property.

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

As can be seen below the driveway has adequate depth and width to satisfy the above and it is considered that the driveway is of an appropriate size.



In terms of visibility, whilst the submitted plans incorrectly show the splays, it is evident that sufficient splays can be achieved on site.

A condition will be imposed to ensure that there is a sufficient drop kerb installed and that there are no obstructions above 0.6m within the visibility splays.

The proposal is considered to comply with SPG4 – KCC Parking Standards 2006.

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>
	04.02.2025		5th February 2025