



# Delegated Report

## Householder Planning Application

**Application No:** 20240442

**Location:** 27 Whitehill Lane, Gravesend, Kent, DA12 5LT

**Description:** Creation of a dropped kerb and vehicle cross-over.

**Applicant:** Zi Shiripinda

**Site Visit:** N/A Desktop Assessment

### Submitted Documents/Plans

- Application Form – dated 16 May 2024;
  - Certificate B (signed) – dated 20 May 2024;
  - Drawing no. 874/01 – Rev. B – Existing and Proposed Frontage Plan;
  - Drawing no. 974/02 – Rev. B – Proposed Block Plan (scale – 1:500);
  - Drawing no. 974/03 – Rev. B – Site Location Plan (scale – 1:1250).
- 
- ~~Drawing no. 874/01 – Rev. A – Existing and Proposed Frontage Plan – SUPERSEDED;~~
  - ~~Drawing no. 974/02 – Rev. A – Proposed Block Plan (scale – 1:500) – SUPERSEDED;~~
  - ~~Drawing no. 974/03 – Rev. A – Site Location Plan (scale – 1:1250) – SUPERSEDED.~~

### Relevant Planning History

| Reference | Description                                                                                                                                                               | Decision            | Decision Date |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20000259  | Application for Lawful Development Certificate for proposed dormer extension in side roof slope and conversion of roof space to form bedroom and ensuite shower room/w.c. | CERTIFICATE GRANTED | 06.06.2000    |

### 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

- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)

#### Other Relevant Guidance

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

### **Consultations, Publicity and Representations**

#### **Internal Consultees**

Local Ward Councillors – No comment received.

#### **Neighbouring properties**

Two surrounding properties were consulted and no representations were received. The consultation period expired 19 June 2024.

### **Officer's Analysis**

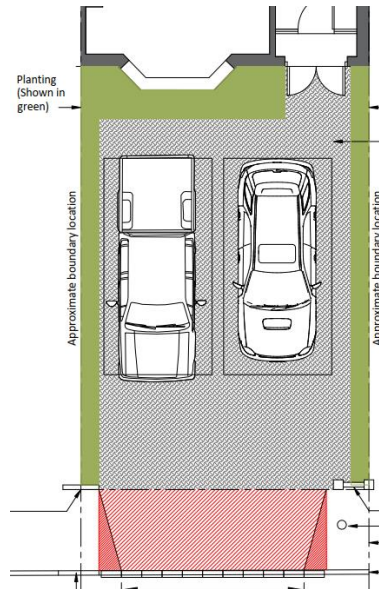
#### Site Description

27 Whitehill Lane is a two storey end of terrace property located on the eastern side of the highway. The property has a large frontage, with a lawn set behind a front boundary wall and a path providing access to the dwelling.



### Proposed Development

This application seeks to install a dropped kerb and form a hardstanding in the front garden for use as a driveway. The driveway would have a width of 5.7m and a depth of 8.45m, with space for two vehicles. As part of the development, some strips of planting would be retained on each boundary and in front of the dwelling.



### Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

There are no significant alterations to the frontage of the property, with the exception of the removal of the front boundary wall and increase in hardstanding. Although the extent of hard landscaping is not ideal in terms of design, the property benefits from permitted development rights which would enable the complete hardstanding of the frontage. However, the plans have been altered to include planting on the boundaries and to the front of the dwelling, which will soften the harsh developed appearance.

The proposal would not negatively impact the appearance of the street scene. The retention of a soft landscaping mitigates the potential impact of the development and preserves the existing character of the property. As such, there are no objections to the appearance of the development and it is considered acceptable in terms of Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

### Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

### Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 NPPF (2023).

### Parking and Highways

There are no objections to the development in highway terms. The dimensions of the parking area are sufficient for two vehicles in accordance with Gravesham's Design Guidance SPD (2021). In addition, the plans demonstrate that 2m x 2m pedestrian visibility splays are provided, however the height of the retained sections of wall have not been shown. As such, a condition will be attached to ensure that no obstruction above 600mm is within the pedestrian visibility splays to accord with Kent County Council's Dropped Kerb Guidance (2023).

Overall, subject to conditions, the proposed development is acceptable and there are not considered to be highway issues associated to the formation of a crossover.

### Any Other Material Planning Considerations

*Impact on Biodiversity* - any development should result in a net gain of biodiversity to accord with Section 15 of the NPPF (2023). The proposed development will reduce the soft landscaping, by forming the hardstanding for vehicular parking. Although this represents a loss of biodiversity it is a minimal loss of biodiversity and not sufficient grounds to refuse the application.

### Conclusion

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

The development will not detrimentally impact on the character of the street scene. The hardstanding will be formed using porous materials and will allow vehicular parking in accordance with adopted parking guidance.

As such it is recommended that planning permission is granted, subject to conditions.

### Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

|                      |                                                                                     |                     |                            |
|----------------------|-------------------------------------------------------------------------------------|---------------------|----------------------------|
| <b>Case Officer:</b> | Mr Ethan Bonthron                                                                   | <b>Team Leader:</b> | Richard Hart               |
| <b>Signed:</b>       |  | <b>Signed:</b>      | <i>R Hart</i>              |
| <b>Dated:</b>        | 16 <sup>th</sup> July 2024                                                          | <b>Dated:</b>       | 17 <sup>th</sup> July 2024 |