

Delegated Report

Householder Planning Application

Planning Application No: 20230805

Location: 70 Truro Road Gravesend Kent DA12 5RF

Description: Formation of a vehicular access and associated hardstanding

Applicant: Ms Melissa Couchman, C/o Graham Simpkin Planning Ltd

Site Visit Date: 14th August 2023

Submitted Documents/Plans

Application Form Dated 01/08/2023;
Drawing Number 01 (OS Plan and Block Plan – Existing);
Drawing Number 02 (Block Plan – Proposed);
Planning Statement – Received 28.07.2023;
Supplementary Information – Cover Letter

Relevant Planning History

No relevant history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- 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 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

GBC Highways

The use of permeable paving is welcomed. It is noted that the parking bays shown do not conform to the requirements of SPG4, as the bay nearest the boundary wall should be 2.7 metres wide to comply with the requirements of SPG4. However, the actual space available does provide enough room for compliance.

The only issue is the height of the boundary wall which should be reduced ideally to less than a metre in height to preferably 850mm or less to provide adequate pedestrian splay. However, it is noted the existing wall reflects the boundary wall at number 68 which does not appear to result in any impact on visibility. The height of the wall beyond the pier also reduces to some 900mm or less.

No objections.

Neighbouring properties

5 surrounding properties were consulted and a site notice was displayed on 14.08.2023. No responses were received and the consultation period ended on the 29.08.2023.

Officer's Analysis

Design, Character and Appearance

70 Truro Road is a two-storey terraced property located on the western side of the highway. Engineering works for a block paved driveway to accommodate off road parking for two vehicles has begun on site.



This application is for the completion of started works to allow a sloped front driveway with a dropped kerb.

The vehicle crossover and associated hardstanding area will be constructed using permeable paving. The parking area has a 5.72m width by a 5.82m to 5.89m depth which provides sufficient space to comply with the requirements of SPG4. The proposed crossover would measure 5.58m wide and 2m in depth.

There is some soft landscaping proposed within the garden frontage which is considered a positive feature that improves the appearance of the hardstanding and provides biodiversity opportunity.

As such, the 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 (LPCS) and Section 12 (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

As per comments from Gravesham's Highways Officer, there is no highway objections associated with the proposal itself. However, the Highways officer has stated;

"The only issue is the height of the boundary wall which should be reduced ideally to less than a metre in height to preferably 850mm or less to provide adequate pedestrian splay. However, it is noted the existing wall reflects the boundary wall at number 68 which does not appear to result in any impact on visibility. The height of the wall beyond the pier also reduces to some 900mm or less."

However, a large volume of on street parking in the immediate area was noted during the officer site visit. Parked cars would propose a higher obstacle with a more detrimental impact on visibility than the proposed wall and care would be needed when accessing the driveway. Therefore, on balance it would be unreasonable to refuse the application on this matter alone.

Any Other Material Planning Considerations

Impact on biodiversity

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2023) Section 15. However, as indicated on the plans, some soft landscaping and planting is shown and therefore, on balance, the development is considered acceptable.

Conclusion

The vehicular access and associated hardstanding area is acceptable. 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.

Recommendation

Permission

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	19th September 2023	Dated:	20th September 2023