



**Hardstanding and retaining wall
(retrospective), soft landscaping and
proposed dropped kerb to allow for a vehicle
crossover.**

1 Nansen Road, Gravesend DA12 5DA

Planning Statement

Application Site

The application site is located to the east of Nansen Road where the landscape steeps steeply. The site is within the Gravesend built-up area and is after the junction with Mungo Park Road. The nearby properties of 26 and 24 Mungo Park have driveways similar to that undertaken at the application site. The property is not listed nor within a conservation area.

Figure 1: Site Location Plan



The Proposal

This application is a revised application following on from the refusal of planning application 20230334.

The proposal has altered the landscaping and introduced plants and soft landscaping as per the reasons for refusal from the previous scheme.

The driveway has already been carried out. It consists of a flat surface, retaining wall and bollards. The landscaping will be completed on approval of this application.

A dropped kerb is also proposed.





An accident in December 2022 precipitated the need for the bollards

Planning History

N/A

Planning Policies

The Development Plan

The reasons stated for the refusal of the previous scheme, and the associated policies that the previous application was judged against, were:

Policy CS12 (Green Infrastructure) and Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014)

Section 12 (Achieving well-designed places) and Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) (2021).

Assessment

Paragraph 12 of the NPPF explains that achieving

Paragraph 15

Policy CS12 – Green Infrastructure

This policy states at 5.7.24 that “there will be no net loss of biodiversity in the Borough, and opportunities to enhance, restore, re-create and maintain habitats will be sought”.

By including plants and soft landscaping, the proposal fully accords with this policy.

Policy CS19 – Development and Design Principles

This policy states at 5.15.14 that “new development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards.”

It is considered that this application has addressed the Council's concerns regarding design by the introduction of soft landscaping.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is our professional view that the development is in compliance with all applicable policies above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidelines of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Kind regards,
Studio Charrette