

**67 ST HILDAS WAY, GRAVESEND
PLANNING STATEMENT**

Eagle Concepts Ltd (ECL) on behalf of Miss F Bollen

October 2024

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1. INTRODUCTION

- 1.1 This document has been prepared by ECL on behalf of Miss F. Bollen, in support of a planning application for a proposed driveway to park two cars at 67 St. Hildas Way, Gravesend.
- 1.2 The proposed development at 67 St Hildas Way is outlined in red on Figure 1.
- 1.3 This Planning Statement considers the points raised in the Decision Notice and Delegated Officer's report in Refused application 20240734 *"Formation of a vehicular access, engineering operation, including new steps and new retaining wall, to facilitate hardstanding area."* Responses to the reasons for refusal are set out in section 3 of this report.

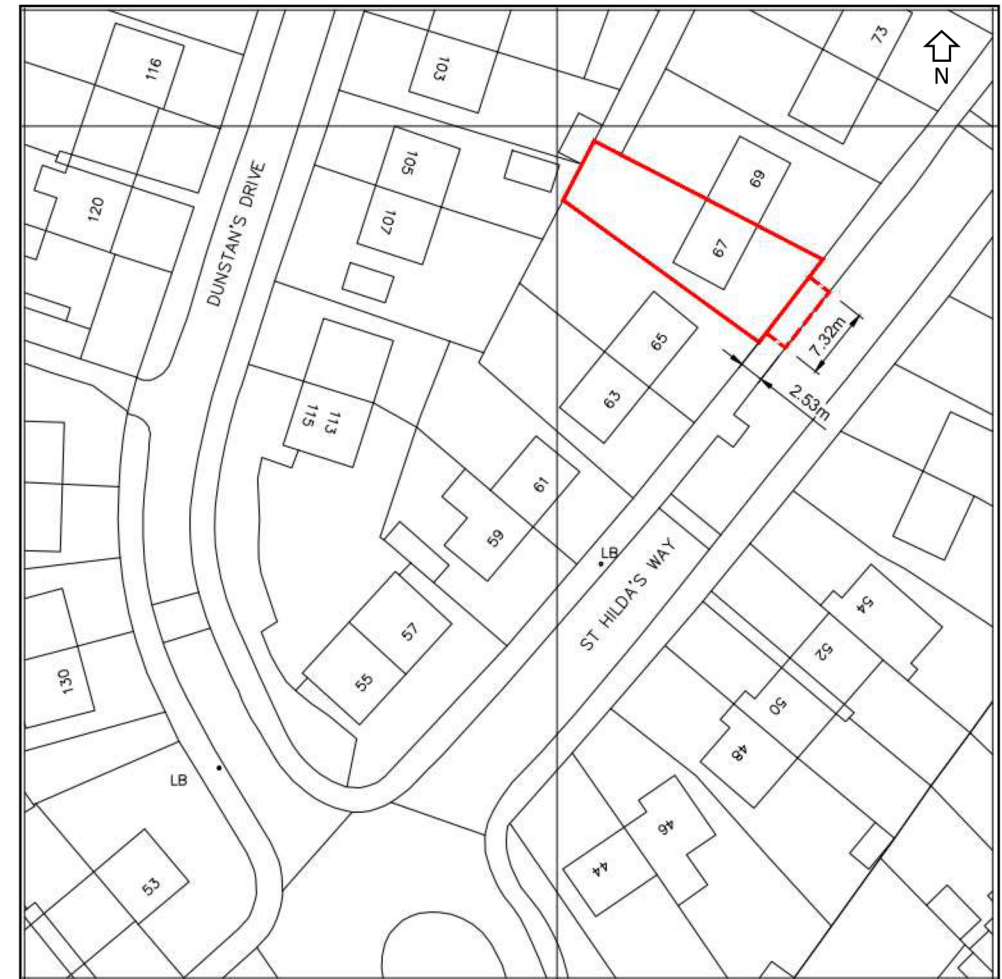


Figure 1



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2. SITE & PROPOSED DEVELOPMENT

SITE

- 2.1 The site consists of a two-storey semi-detached residence on the north side of St Hildas Way.
- 2.2 The topography of the St Hildas Way (which rises steeply from the north-west to the south-east) results in the properties on the south side being elevated from the road, and the properties on the south side lower than the road.
- 2.3 The property is accessed from the street via a concrete path leading down a set of concrete steps. The front of the property has a front door and single window on the right-hand side of its elevation, with two further bedroom windows to the first floor. The property is constructed of a pale yellow stock brick with cream-coloured render to part of the first floor and concrete windowsills.

DESIGN – AMOUNT AND LAYOUT

- 2.4 The proposed development in application ref. 20240734 titled “*Formation of a vehicular access, engineering operation, including new steps and new retaining wall, to facilitate hardstanding area*” was refused by Gravesham Borough Council for the reasons set out in section 3 of this report.
- 2.5 In this new application the design of the parking area has been revised and developed with the Officer's comments and findings at the forefront of the proposed changes.
- 2.6 A table of the proposed drawings submitted in the new application can be found in Appendix A of this report.

DESIGN – DISABLED PARKING

- 2.7 We would like to highlight that [REDACTED] residents in the property are registered disabled and currently parking in St Hildas Way is a problem for them due to the competition for on street parking. [REDACTED] Blue Badge holder, would be allocated one of the spaces to park car on the driveway. The second space would be allocated [REDACTED] registered disabled, [REDACTED]

DESIGN – SCALE

- 2.8 The proposal involves the construction of a raised parking area for two cars, a bin storages area for three bins (general waste, recycling and green waste), steps down to the property from street level and substantial planting in raised planters and flower beds.
- 2.9 The proposed retaining wall that wraps around the bin storage and parking areas is a maximum of 1.5m high, topped with three courses of yellow stock bricks to match the existing house bricks.
- 2.10 The proposed development area to the front of the property measures 68m² and the proposed soft landscaping covers 15m², approximately 22% of the total area.

DESIGN – AMENITY

- 2.11 The removal of hedge H1 along the front boundary will create an open feel to the parking area, and the proposed soft landscaping design more than compensates for the loss and affords some privacy and screening to both sides. A new replacement hedge will be installed behind the bins along with a triangular flower bed fronting the footpath. This flower bed will be strategically planted to keep planting adjacent to the footpath at low level to respect visibility of approaching pedestrians and vehicles, with taller planting at the back of the bed to screen off the bins from the street.



Figure 2: Artist's impression of the proposed driveway at No.67 St Hildas Way. The cars shown are indicative only, see para.2.7.

3. REASONS FOR REUSAL - RESPONSES

DECISION NOTICE

- 3.1 The Refusal of application 20240734 was based on two points, listed below. Further analysis was made by the case officer in the Delegated Officers Report. Responses to the two points is in the Decision Notice and the observations made in the DO Report are provided below.

REASON 1

- 3.2 *"The proposed development is considered to be of poor design, resulting in the loss of the grass lawn established hedging and dwarf wall, with its replacement including a large expanse of hard landscaping, which is considered to be detrimental to the character and appearance of the existing dwellinghouse and street scene. As such, the proposal would be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2023)."*

RESPONSE 1

- 3.3 We understand the term 'of poor design' to refer to the replacement of the grass lawn, hedge and dwarf wall with a large expanse of hard landscaping, which the council feels is excessive. The design has evolved to reduce the number of bays by one, to a total of two spaces, both 2.5m x 5.0m in size.
- 3.4 Removing the parking space on the left-hand side opened up the opportunity to use the rear of that space to store the bins, with the front and side of the space given to soft landscaping. A symmetrical planter has been added to the right-hand side, which adds balance to the elevation and has a positive impact upon the street scene.
- 3.5 The net effect of removing one space has a positive impact on the soft to hard landscape ratio. Within the original design the ratio of hard to soft landscape was 87% hard and 13% soft. The four raised planters in the original design have been retained, and in addition two symmetrical flower beds are proposed at the front of the driveway, adjacent to the back of footpath, with a further hedgerow proposed along the left-hand side of the driveway. This design improves the ratio of soft to hard landscaping such that 22% is soft landscaping and 78% is hard.
- 3.6 Furthermore the proposed finish of the walls has been changed from white render to yellow stock bricks to match the existing house, contributing towards a more sympathetic street scene.

REASON 2

- 3.7 *"Overall, the proposal would result in a substandard parking area, contrary to SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021). In addition, the plans fail to demonstrate sufficient visibility splays in the interest of highways safety and is therefore contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 9 of the National Planning Policy Framework (NPPF) (2023)."*

RESPONSE 2

- 3.8 The original proposal was for three parking spaces, each measuring 2.4m x 4.8 which equated to 34.6m² of parking space. The current proposal has reduced the number of spaces by one, to two spaces, and increased the size of both to 2.5m x 5.0m which equates to 25m², a reduction of nearly 10m². This is in line with SPG 4 - KCC Parking Standards (2006) and Gravesham's Householder Extensions/Alterations Design Guide (2021).
- 3.9 Pedestrian visibility splays have been provided on drawing 0190-EAG-00-00-DR-V-104, measuring 2.0m x 2.0m in accordance with Gravesham's Householder Extensions/Alterations Design Guide (2021).
- 3.10 Vehicular visibility splays have been provided on drawing 0190-EAG-00-00-DR-V-104, measuring 2.4m x 43m in accordance with Manual for Streets.

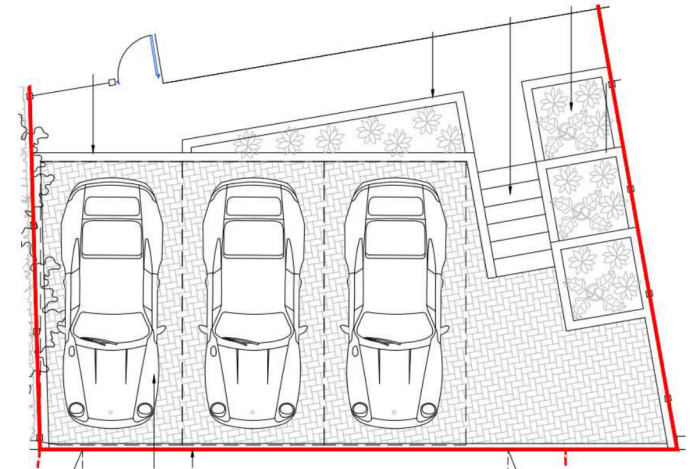


Figure 3: Proposed layout in Refused application 20240734

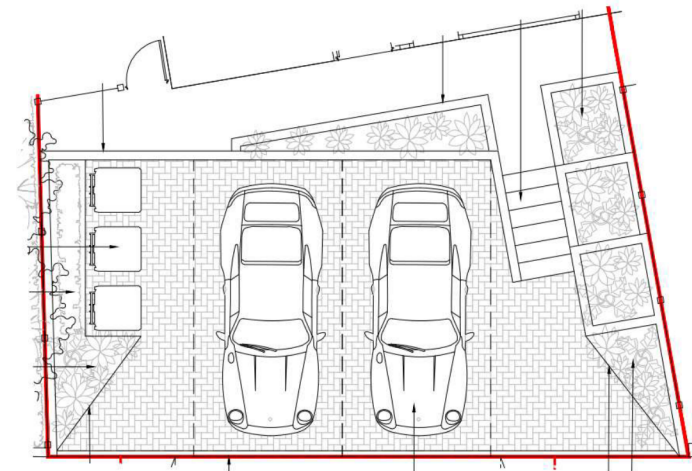


Figure 4: Proposed layout in current application

4. LANDSCAPE STRATEGY

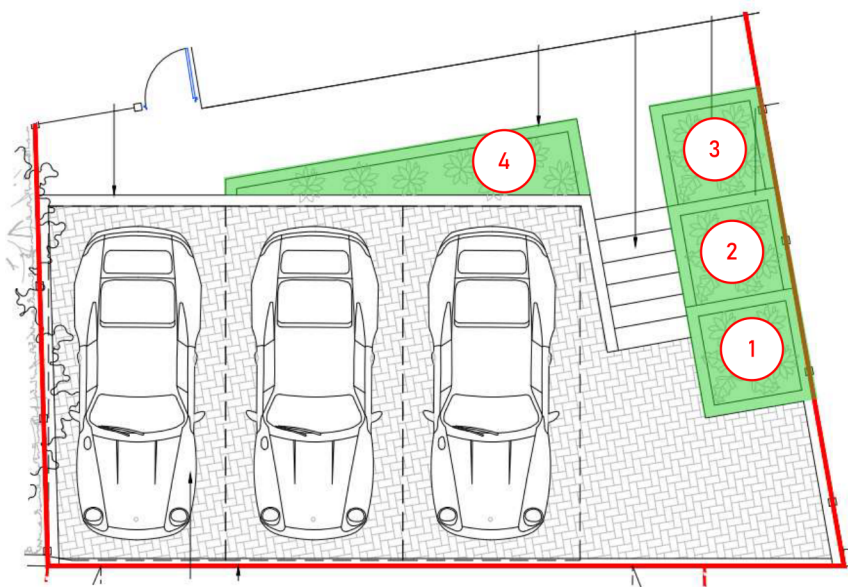


Figure 5: Proposed layout in Refused application showing four raised planters, deemed by Gravesham to be too few in proportion to the hard landscaping

REFUSED LAYOUT

- 1 Raised planter, 1.0m x 1.2m x 0.3m high min, 0.48m max.
- 2 Raised planter, 1.0m x 1.2m x 0.3m high min, 0.48m max
- 3 Raised planter, 1.0m x 1.2m x 0.3m high min, 0.75m max
- 4 Raised planter, 0.2m wide min, 1.0m max, x 4.5m x 0.75m high

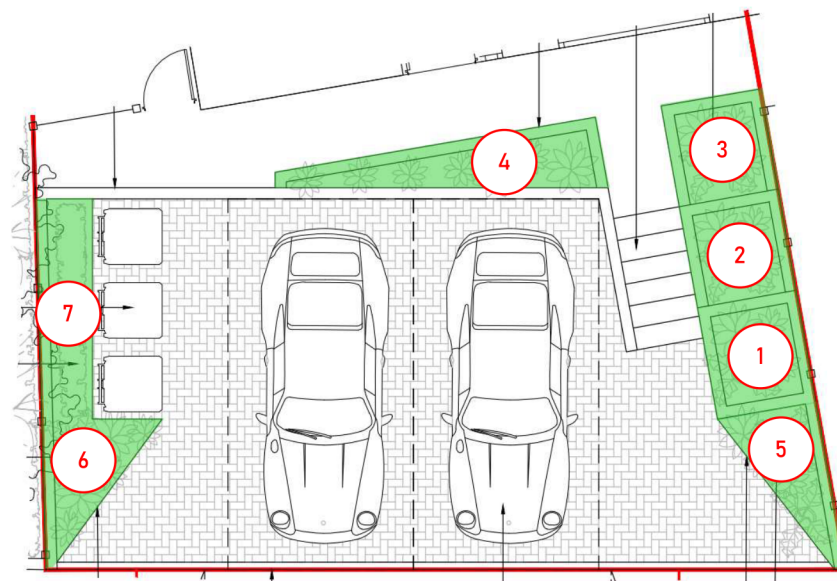


Figure 6: Proposed layout in current application showing additional planting to reduce the large expanse of block paving and soften the design with strategic planting.

CURRENT LAYOUT

- 1 Raised planter, 1.0m x 1.2m x 0.3m high min, 0.48m max.
- 2 Raised planter, 1.0m x 1.2m x 0.3m high min, 0.48m max
- 3 Raised planter, 1.0m x 1.2m x 0.3m high min, 0.75m max
- 4 Raised planter, 0.2m wide min, 1.0m max, x 4.5m x 0.75m high
- 5 Flower bed at ground level, 1.2m x 2.2m
- 6 Flower bed at ground level, 1.5m x 2.0m
- 7 Proposed hedge to match existing, 3.0m long, 1.0m wide, 1.5m high

5. REFUSE STRATEGY

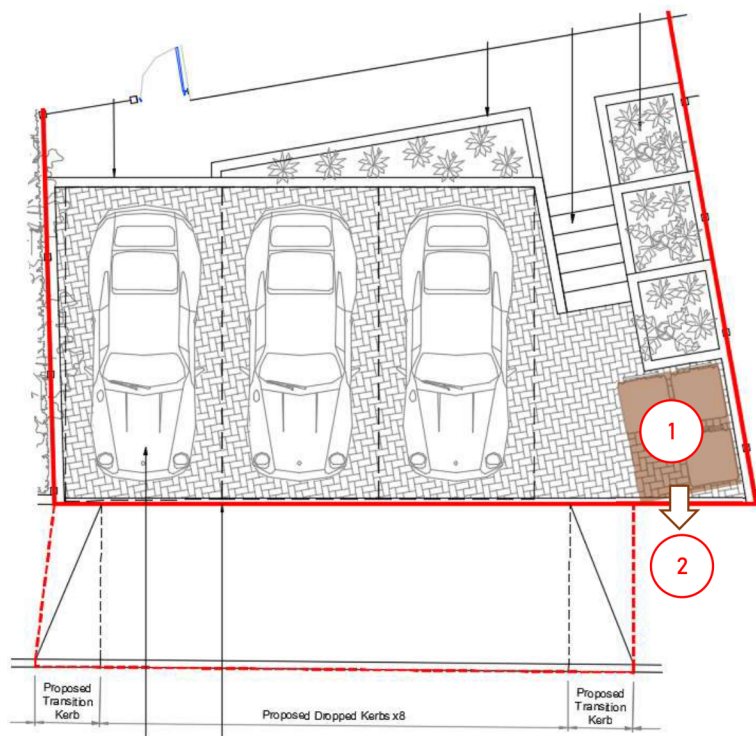


Figure 7: Proposed layout in Refused application. The bin location was not identified in the previous application; however, the intention was always to store the bins in the location as shown above.

REFUSED LAYOUT

- 1 Allocated refuse storage area on the property for three wheelie bins (general waste, recycling and green waste)
- 2 The bins would be pulled onto the back of footpath on collection days.

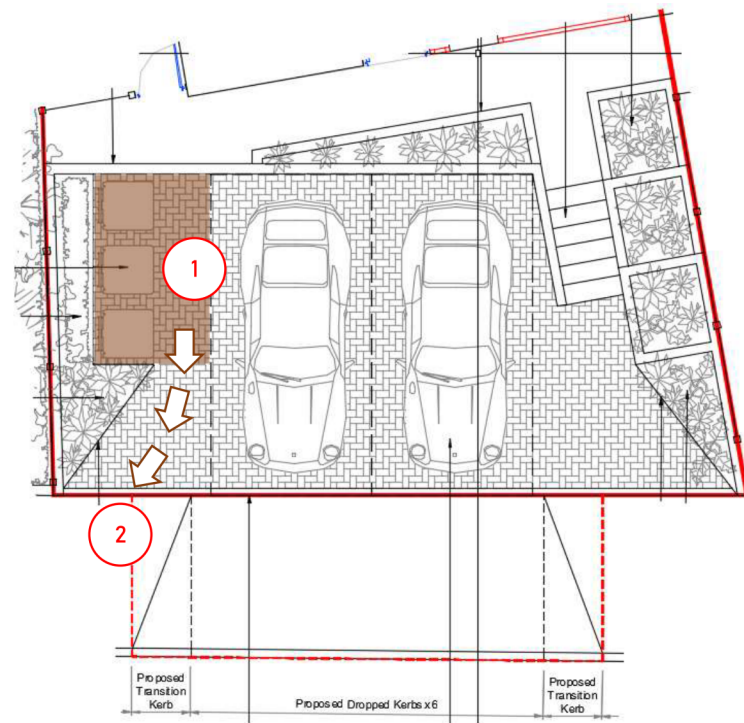


Figure 8: Proposed layout in current application. The bins would be screened behind the planting. This arrangement allowed sufficient space to pull the wheelie bins out to the street past the parked cars.

CURRENT LAYOUT

- 1 Allocated refuse storage area on the property for three wheelie bins (general waste, recycling and green waste)
- 2 The bins would be pulled onto the back of footpath on collection days.

6. PRECEDENT FOR PAVED DRIVEWAYS ON ST HILDAS WAY

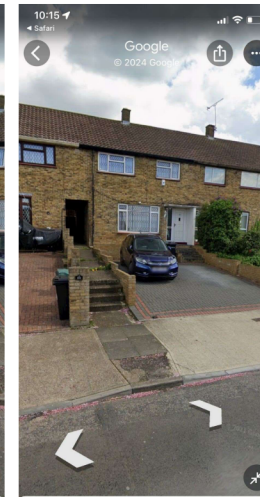
PRECEDENT

6.1 While we note the Delegated Officer's point that while the large number of paved driveways on St Hildas Way mean the current (and previous) proposals were in keeping with the local character and street scene, some of these may have been built without planning permission. Nevertheless, we believe it is useful to understand the sheer number to provide some relevant context for this application.

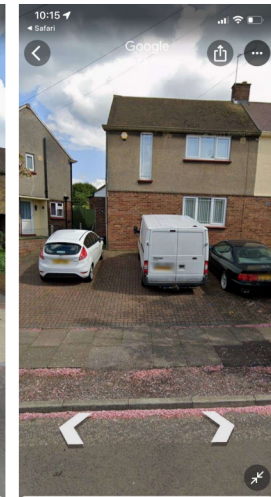
6.2 The images shown on this page are of properties in the immediate vicinity of No.67 St Hildas Way.



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6 years ago



100 St Hilda's Way
6 years ago



106 St Hilda's Way
6 years ago



71 St Hilda's Way
1 year ago · See more dates >



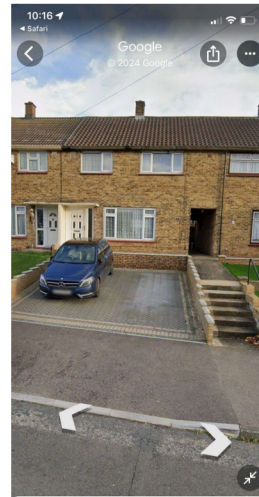
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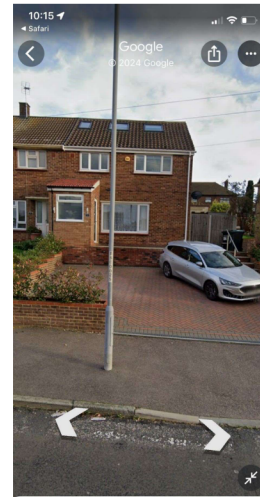
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80 St Hilda's Way
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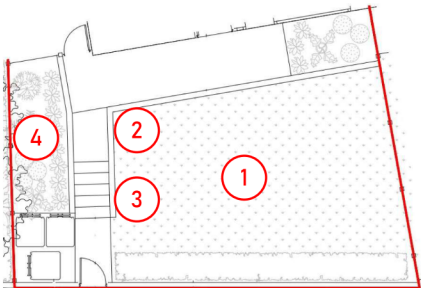
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93 St Hilda's Way
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7. CONDITION SURVEY

- 7.1 Existing Site Plan drawing 0190-EAG-00-00-DR-V-102_P01 shows the extent of the existing features, however it does not explain the condition of the existing features. For this reason, this section of the report has been added to highlight the issues.
- 7.2 The existing lawn is in a very poor condition as can be seen in picture 1. There are weeds and rubble interspersed into the grass and the steepness of the gradient makes it an unusable space.
- 7.3 The existing retaining wall around the grass has collapsed at the bottom corner of the lawn over approximately 2m, as well as approximately 1m adjacent on the return to the bottom step, as can be seen in pictures 1 & 2. Not only are loose bricks a hazard, in wet conditions mud spills down across the steps and footway making it treacherous to walk through.
- 7.4 The brick wall supporting the planting border on the left-hand side of the path has also collapsed as can be seen in picture 4. This too leads to hazardous mud spillages in wet conditions.
- 7.5 The existing site plan implies that the lawn is immaculate and the border in picture 4 is full of healthy plants when in fact the soil is in such poor condition that nothing grows there, at the detriment of the local amenity.
- 7.6 We would like to point out to Gravesham that the proposed layout improves the safety aspect when compared to the existing layout and condition.



8. CONCLUSION

- 8.1 We have read and understand Gravesham's reasons for refusing application 20240734 and have sought to address each of the concerns by changing the layout such that the design brings elements of symmetry and increased levels of planting, thus improving the overall design and bringing it in line with local and national policies.
- 8.2 Therefore, we would respectfully ask Gravesham to consider the current proposed scheme at No. 67 St Hildas Way for Approval.

APPENDIX A

DRAWING NUMBER	REVISION	TITLE
0190-EAG-00-00-DR-V-101	P01	Location Plan As Existing
0190-EAG-00-00-DR-V-102	P01	Existing Site Plan
0190-EAG-00-00-DR-V-103	P01	Proposed Site Plan
0190-EAG-00-00-DR-V-104	P01	Proposed Visibility Splays
0190-EAG-00-00-DR-V-201	P01	Existing and Proposed Street Scene
0190-EAG-00-00-DR-V-301	P01	Existing and Proposed Section A-A
0190-EAG-00-00-DR-V-302	P01	Existing and Proposed Section B-B
0190-EAG-00-00-DR-V-303	P01	Existing and Proposed Section C-C
0190-EAG-00-00-DR-V-401	P01	Existing Photographs
0190-EAG-00-00-DR-V-501	P01	Proposed Visualisations