

Delegated Report

Householder Planning Application

Planning Application No: 20250091

Location: 277 Colyer Road Northfleet Gravesend Kent

Description: Extension of dropped kerb to the front of the property.

Applicant: Mrs Judith Sandford

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Existing Block Plan
- Site Location map
- Proposed Block Plan

Supplementary

- Site Layout
- Site Image

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

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.

Neighbouring properties

The application was advertised by way of letters to 4 surrounding properties. The consultation period expired on 14.03.2025 and no comments were received.

Analysis

Proposal

The proposal seeks to extend an existing dropped kerb to the property frontage.



Character and Appearance

The application site is a two storey semi detached dwelling. At present the property frontage has a hard standing and there is a small section of planting in place. In terms of design and appearance, the existing situation will not be changed as the proposal only seeks to widen an existing hardstanding.

The proposal in terms of design is compliant with CS19 Local Plan Core strategy 2014.

Amenity of Neighbouring and Future Occupiers

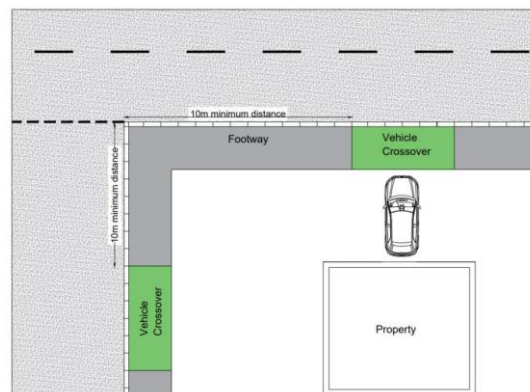
Due to the type of development proposed there will not be any impact on existing and adjoining occupiers and so the proposal is compliant with SPG2 Residential Layout Guidelines 2020.

Parking and Highways

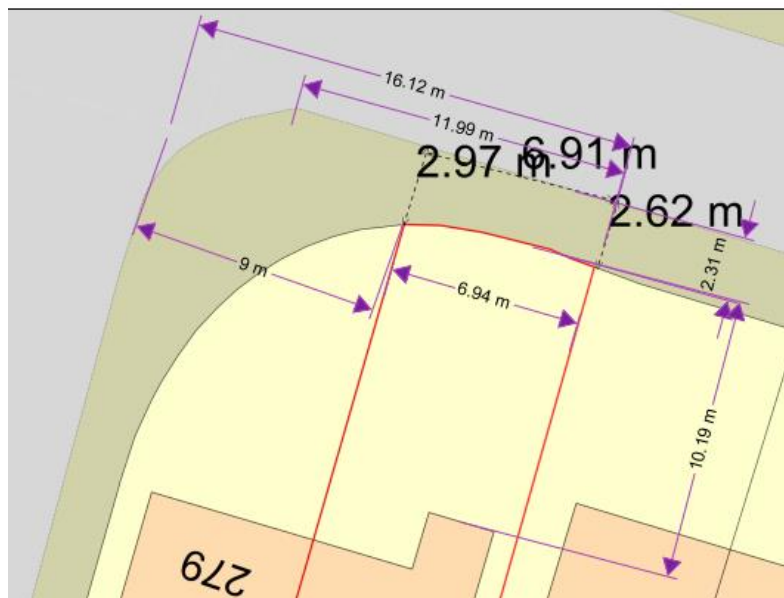
The KCC Vehicle Crossing Guidance and Self Assessment states:

If the location of the proposed crossing is closer than 10 metres to a road junction and creates a hazard, the application will be refused.

Diagram: Distance to Road Junction



The proposed drop kerb will be situated approx. 9m from a junction as can be seen below:



Colyer Road is not a classified highway and has a designated speed limit of 30mph. It is important to note that there is an existing dropped kerb in place and the proposal will seek to simply extend this. It is important to consider if this extension will pose any more danger than the existing.

It is considered that widening the existing dropped kerb would not pose any more risk than the existing arrangement. The extension to the dropped kerb would prevent damage to the existing kerb which is likely

being mounted to access other areas of the existing hardstanding.

The proposal on balance is considered to comply with KCC Parking Standards 2006.

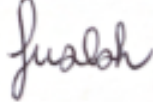
Conclusion Recommendation

The proposal is recommended for permission.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	08.04.2025	Dated:	08 April 2025