



Delegated Report

Householder Planning Application

Planning Application No: 20230346

Location: 1 Riversdale Northfleet Gravesend Kent

Description: Creation of a vehicular access with off road parking.

Applicant: Mr Danny Buckley

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: 2023/22/03 (Site Location Map and Existing Block Plan)
- Drawing No: 2023/22/02 (Proposed Elevations)
- Drawing No: 2023/22/01 (Site Location Map and Proposed Block Plan)
- Site Location Map

Relevant Planning History

Reference	Description	Outcome	Decision Date
19900699	Erection of single storey side extension to form wc, lobby and utility room.	Permitted	14.01.1991
19920664	Erection of car port at the rear	Permitted	16.12.1992
19910785	Erection of single storey side extension to form enlarged bathroom/dressing room.	Permitted	13.01.1992

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
- T1 - Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Other relevant guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)

Supplementary Planning Guidance

- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no objections, the proposal complies with guidance.

Neighbouring properties

The application was advertised by way of letters to 9 surrounding properties. The consultation period expired on 11th October 2023 and no comments were received.

Analysis

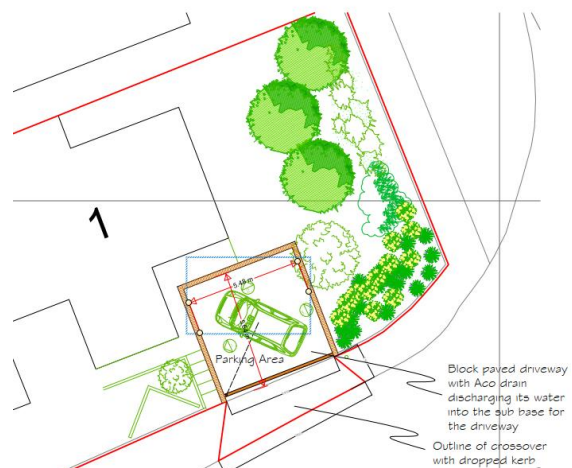
Proposal

The proposal seeks to create a vehicle access with off road parking.

Existing



Proposed





Character and Appearance

The application property comprises a detached bungalow situated on a corner plot on the junction of Riversdale and Coldharbour Road. The dwelling has been previously extended including a car port situated to the rear of the property which is accessible via a dropped kerb and is behind the detached garage. The plot comprises some attractive landscaping to the front and side of the property, this contributes positively to the wider area.

Riversdale is a cul de sac which is not subject to any parking restrictions. The application property is situated on a corner plot and so any alterations on this site would be visually prominent. The proposed alterations in this instance would not impact the actual dwelling and more so would result in a loss of biodiversity.

The plot is characterised by its mature hedges and shrubs and attractive landscaping, the proposed plans show that this landscaping will be largely retained, and the parking area will be set in this area thus reducing the impact of the development.

It is considered that the proposal would not detrimentally harm the wider character and appearance of the area as there is adequate retention of biodiversity on the site and so the proposal is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposal would not result in any harm to the amenity of future occupiers of the property. As such in respect of amenity of future occupiers the proposal is considered to comply with SPG2 Residential Layout Guidelines 2020 and Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal would not result in any harm to the amenity of occupiers of surrounding properties. There would be no loss of sunlight, overlooking, overbearing or loss of outlook as a result of the proposal. As such in respect of amenity of occupiers of neighbouring properties.

Parking and Highways

In relation to the vehicle access there are no concerns raised from the highways officer, however it is important to note that consent would need to be gained from KCC Highways and whilst there may be permission from the local planning authority this view may not always be shared by the highways authority.

The proposal is acceptable in terms of design and size and will be constructed using block paving with an aco drain.

The proposed vehicle cross over is compliant with the requirements of KCC Parking Standards (2006).

Conclusion & Recommendation

The proposal has been fully considered and is recommended for permission.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	24/10/2023	Dated:	26th October 2023