



Delegated Report

Householder Planning Application

Application No:	20220607
Location:	24 St David's Crescent, Gravesend, Kent, DA12 4AS
Description:	Driveway at the front of the property and double patio doors at the rear of the property.
Applicant:	Mrs Amanda Stedman
Site Visit:	01/09/2022

Submitted Documents/Plans

Application form - dated 07/06/2022;
Supplementary Information - Site Photographs (1-3);
Ordnance Survey Site Location Plan (scale - 1:1250);
Block Plan (scale 1:200);
Drawing no. TS/01 - Existing Frontage Plan;
Drawing no. TS/02 - Existing Elevation and Section A-A;
Drawing no. TS/03 - Rev. A - Proposed Frontage Plan;
Drawing no. TS/04 - Proposed Elevation and Section A-A.

~~Drawing no. TS/03 - Proposed Frontage Plan - SUPERSEDED.~~

Relevant Planning History

No relevant planning history

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving well-designed places

Supplementary Planning Guidance

- SPG 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)

Consultations, Publicity and Representations

Consultees

Local Ward Councillors - No comment received.

GBC - Highways Officer - I have no objections to the proposal, however the applicant should note that to comply with Building Regulations a soakaway will not be permitted in the front garden. A bound porous paving material should be used installed in accordance with the manufacturer's instructions with the channel at the bottom of the drive, draining into a wide area dispersal bed. The alternative may be to drain to a surface water sewer, if one is available, Southern Water should be contacted regarding this possibility.

Neighbouring properties

Seven surrounding properties were consulted and no representations were received. The consultation period expired 9th August 2022.

Preliminary Matters

The original submission proposed a hard-paved driveway without any soft-landscaping, which was contrary to Gravesham's Householder Design Guidance SPD (2021). An email was sent to the agent and applicant informing them of the Local Planning Authorities position and recommended that strips of soft-landscaping are reintroduced along both boundaries. The agent submitted revised plans (01/09/2022) which were accepted by the Local Planning Authority.

Officer's Analysis

24 St David's Crescent is a two storey semi-detached property located on the northern side of the highway.



The property has not previously been extended. The front garden is raised lawn with a retaining wall, and there is a narrow path and steps down to the front door.



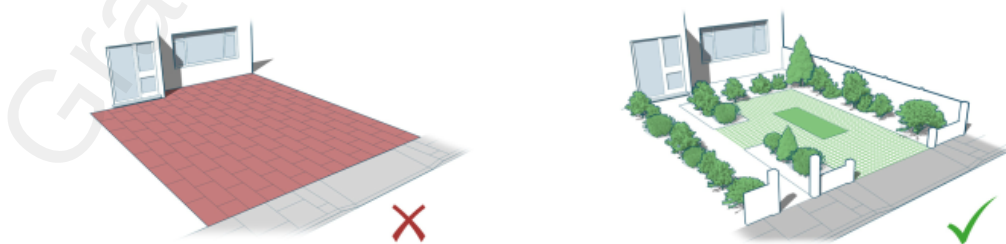
This application proposes the formation of a driveway on the frontage and installation of a crossover. The driveway will have space for parking of two vehicles. It will have a width of 8m, depth of 5m and will have soft-landscaped planting along both side boundaries.

In addition, the application proposes the installation of double patio doors at the rear of the property.

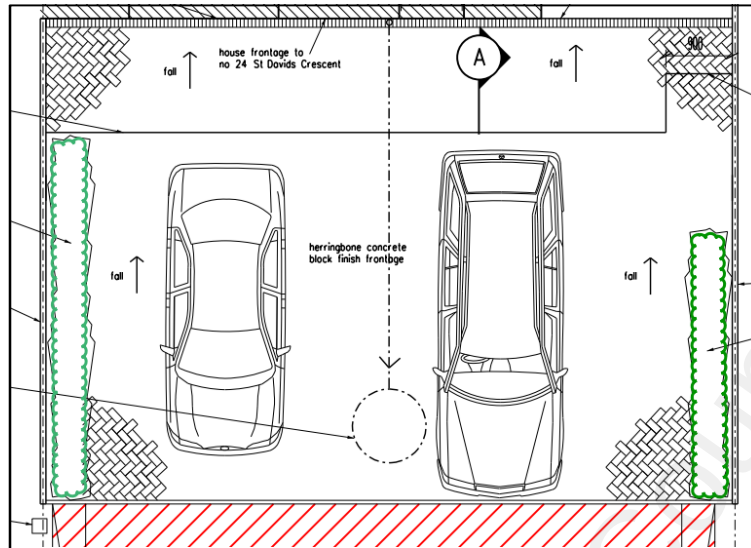
Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

The proposed driveway would not significantly alter the appearance of the street scene. The driveway will be formed using herringbone concrete blocks and includes soft-landscaped planting beds on both flank boundaries. Gravesham's newly published Householder Extension/Alteration Design SPD (2021) states that hardstanding should be proportionate and soft landscaped planting should be provided:



The reintroduction of soft-landscaped planting beds flanking the driveway accords with the SPD guidance and will serve to soften the appearance of the development, as demonstrated in the annotated screenshot below (Drawing no. TS/03 - Rev. A):



It is acknowledged that other driveways within the street scene which are fully hard-paved, without any landscaping. These driveways demonstrate the harmful urbanising impact such developments have on the character and appearance of an area. Therefore, the revised design that includes soft-landscaping is considered to improve the appearance of the proposal in accordance with Policy CS19 (LPCS) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

There is no objection to the installation of patio doors at the rear of the property. Although no information has been submitted regarding the new doors, the development would not require planning permission. Nevertheless, conditions will be attached to the decision notice to ensure that the patio doors match the existing fenestration on the property. The patio door will replace the highlighted window shown in the screenshot below:



Overall, the proposed development is visually attractive, fit for purpose and will have no impact on the character of the street scene. As such, the application is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Amenity of Future Occupiers

There will be no impact on the amenity of future occupiers as a result of this development.

Neighbouring Amenity

The development will have no impact on the amenity of surrounding properties. As such, it is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to the proposal. The driveway has acceptable dimensions for the parking of two vehicles in accordance with Gravesham's adopted parking standards (SPG 4) (2006). The Highways Officer raised no objection to the development but did provide comment on building regulations requirements relating to soakaway distances from dwellings, which are not material planning considerations and have no impact on this decision.

Any Other Material Planning Considerations

Impact on Biodiversity - any development should result in a net gain of biodiversity to accord with Section 15 of the NPPF. Due to the nature of the development hereby proposed a net gain in biodiversity is not achievable, however the proposed reintroduction of soft-landscaping on the boundaries is considered to be an acceptable compromise. Therefore, the development is considered to safeguard an adequate level of biodiversity in accordance with Section 15 of the NPPF.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The driveway hereby proposed would be constructed using appropriate materials, will include soft-landscaped borders and will impact on the character of the street scene. There will be no impact on the amenity of future occupiers or neighbouring properties, and is in accordance with highway policy.

As such, it is recommended that planning permission is granted subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	1 st September 2022	Dated:	01 September 2022