



Delegated Report

Householder Planning Application

Planning Application No:	20230616
Location:	24 Forge Lane, Higham, Rochester, Kent
Description:	Alterations to the levels of an existing crossover. Changes to end kerb stones with wing kerb stones.
Applicant:	Mrs Emily Handley
Site Visit Date:	7 November 2023

Submitted Documents/Plans

Application form
OS Plan
Drawing no. 1412-SK02 Rev. B (Site Plan)
Drawing no. 1412-SK03 Rev. A (Existing and Proposed Block Plans)
Drawing no. 1412-SK04 Rev. C (Proposed Alterations to a Crossover)
Drawing no. 1412-SK05 (Proposed Crossover - Section)

Relevant Planning History

Reference	Description	Decision	Decision Date
20171251	Creation of a dropped kerb.	Withdrawn	05.09.2018
19950184	Application for the approval of the vertical hanging tile as required by condition (ii) of planning permission ref. no. GR/93/470.	Approval of details	13.07.1995
19930470	Constuction of dormer extension in the rear roof slope and conversion of roof space into a bedroom and en suite shower/w.c.	Permission	12.11.1993
19860588	Section 53 determination as to whether planning permission is required for erection of a detached building at the side for use as a garden store wc ancillary to the residential use of the property	Granted	05.08.1986
19850556	Formation of a vehicular access and erection of a detached garage and wc at the side	Refused	05.09.1985
19820252	Proposal for erection of single storey front extension to form porch and enlarged lounge	Permission	07.07.1982

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS12 – Green Infrastructure

- CS18 – Climate Change
- CS19 – Development and Design Principles

Gravesham Local Plan: First Review (1994)

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards

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

National Planning Policy Framework (2023)

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

Supplementary Planning Guidance

- SPG2 - Residential layout guidelines (2020)
- Householder Extensions/Alterations Design Guide (2021)
- SPG 4 - KCC Parking Standards (2006)
- Technical Housing Standards – nationally described space standard (2015)

Consultations, Publicity and Representations

Consultees

Health and Safety Executive

This application does not relate to a relevant development on which to consult the HSE Land Use Planning (LUP) Team, as it would not lead to a material increase in the number of people within a consultation distance. There is therefore no need to consult the HSE LUP team on this planning application and the HSE LUP team has no comment to make.

GBC Highways

I have no objections; Forge Lane is a 'C' classified so no site turning is required

The access has served the garage for many years without incident and is similar to other accesses in the immediate area (visible on Google Street View images).

Neighbouring properties

The application has been advertised by individual neighbour letters to 5 properties. The consultation period expired on 1 December 2023.

Three letters of support have been received, commenting that the proposal should be approved as there has been a historical use of the driveway for many years, that it would prevent other people parking across the drive, and that it would improve highway and pedestrian safety.

Higham Parish Council and Local Ward Councillors were also consulted, and no responses were received.

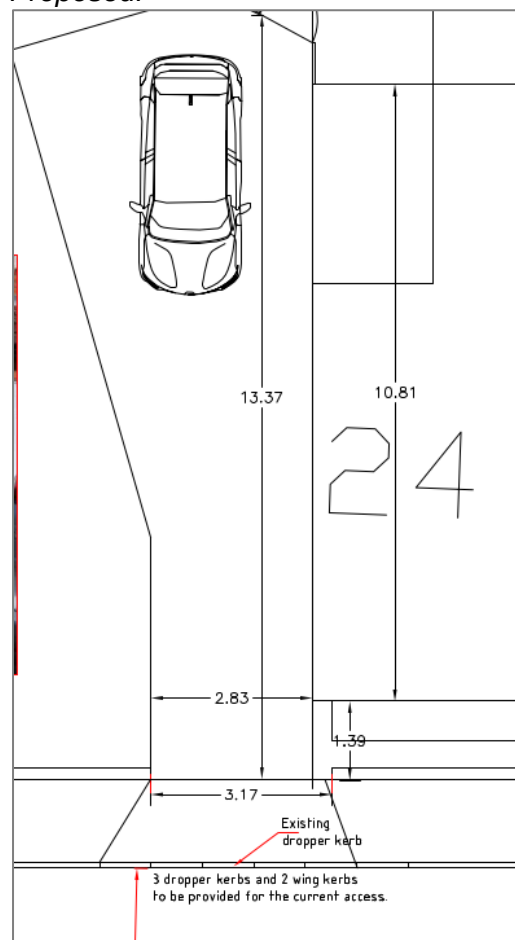
Officer's Analysis

Proposal

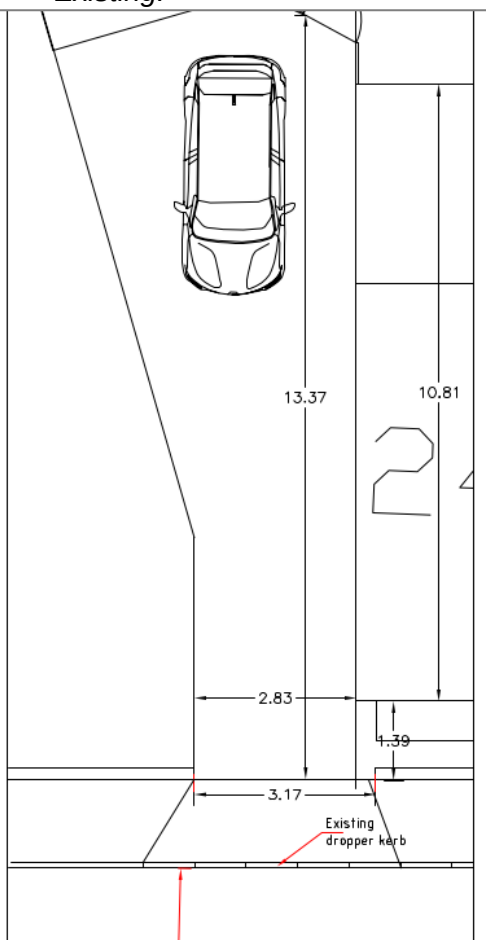
This application seeks permission for alterations to the levels of an existing crossover by dropping the kerb, and changes to the end kerb stones with wing kerb stones.

The driveway is existing and has been in use for in excess of 10 years. The proposal purely involves the dropping of the kerb stones. The only planning issue therefore relates to the highways impact.

Proposed:



Existing:





Highways Impact

There are no changes to the existing parking situation and the access is existing. The Highways Officer has raised no objection to the proposal. Forge Lane is a 'C' classified so no site turning is required.

The access has served the garage for many years without incident and is similar to other accesses in the vicinity. There are therefore no objections to the development in highway terms. As such, the proposed development is acceptable and in compliance with Policy CS11 of the Core Strategy 2014 and saved Policy T1 of the Local Plan 1994.

Conclusion and Recommendation

The proposal is acceptable in highways terms and as such it is recommended that planning permission be granted.

(For detailed conditions and informatives, see draft Decision.)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	13th December 2023	Dated:	13th November 2023