

Delegated Report

Planning Application

Planning Application No: 20230834

Location: Coachmans, Northfleet Green, Gravesend DA13 9PN

Description: Relocation of driveway and parking area and construction of lychgate.

Applicant: Mr Henrique Olsen

Site Visit Date: 19 December 2023

Submitted Documents/Plans

Application form
Photographs
Site location plan
Drawing no. DR5 (lychgate plan)
Drawing no. DR6 (revised outline plan)
Proposed block plan
Existing block plan
Site survey plan

Relevant Planning History

20141086	Erection of first floor extension to provide a staircase; external alterations; alterations to the roof and incorporation of garage and ancillary buildings into habitable rooms within the cottage, and in addition removal of rooflights and construction of dormer extension on western side roof slope, removal of chimney on rear elevation, entrance canopy on eastern side elevation, additional door opening with ramp and windows on eastern side elevation and alterations to fenestration arrangement.	Permitted	03.03.2015
20120532	Erection of first floor extension to provide a staircase; external alterations; alterations to the roof and incorporation of garage and ancillary buildings into habitable rooms within the cottage.	Permitted	23.08.2012

20090331	Erection of first floor extension to provide a staircase; external alterations; alterations to the roof and incorporation of the garage and ancillary buildings into habitable rooms within the cottage.	Permitted	30.06.2009
20080961	Erection of first floor extension to provide a staircase; alterations to the roof and incorporation of garage and ancillary outbuildings into habitable rooms within the cottage.	Refused	23.12.2008

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
- TC2 – Listed Buildings
- C13 – Policy for Extensions to Dwellings in the Countryside

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)

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- 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); and
- Gravesham Landscape Character Assessment (2009)

The Council has a statutory duty under 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development which affects the settling of listed buildings, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Consultations, Publicity and Representations

Consultees

Highway Development Management Officer

It is noted that this access will not be directly on to the public highway, but a private road serving a limited number of properties. It will not involve the formation of a carriage crossover and does not affect a classified road. Therefore, I'm unclear on whether or not a planning permission is required for the formation of a new access, although other planning considerations may apply.

In terms of a highway view, the original access being on the outside had reasonable visibility, the new access does not due to the height of the property's boundary treatment. Given the low traffic volumes and the fact that drivers will generally be familiar with the access and its restrictions, it is doubtful that drivers will be travelling at 30mph or anywhere near it. A more appropriate anticipated speed would be 10mph, which is not unusual for a private development and using the formula within Manual for Streets, this would suggest sight lines of 11m x 2.4m x 11m would be appropriate, although this may not be suitable for cyclists.

Note in highway terms accesses are not normally suited within 10 metres of a junction within Kent, as such close proximity can cause confusion and result in accidents. However, in this instance given the limited traffic movements and the fact that in general only residents will be in the area and its position in terms of the junction, it is not considered to be a hazard.

Neighbouring properties

The application has been advertised by site notice and individual letters to four neighbouring properties. No letters of representation have been received.

Officer's Analysis

Proposal

This application seeks planning permission for the relocation of driveway and parking area. It also includes a lychgate in order to provide an entrance, locate the doorbell to the property and provide privacy to the occupants and shelter from the elements.

The lychgate will be approx. 2.8m high with a hipped roof. It will be approx. 2m deep and 2.5m wide and will be constructed of oak or similar. It will have an intercom, a light and slatted gates and side panels.

Green Belt

The application site is located within the Green Belt where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Par. 154 lists exceptions to this:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 45
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The relocation of the driveway is not likely to need planning permission however the lychgate is technically a building further forward than the front of the building and requires planning permission. As it is within the residential curtilage of the dwellinghouse it could be considered as an extension to the building and therefore would fall under exception c). In terms of whether the extension will result in disproportionate additions over and above the size of the original building, the proposed lychgate is considered subservient to the main dwelling. It is not a solid structure compared to an outbuilding or extension attached to a dwelling. It will provide a more obvious entrance to the dwelling and will be located between a gap in the boundary hedging proposed. It will have no detrimental impact on the openness of the Green Belt. It is therefore considered to meet exception c).

Saved Policy C13 of the Gravesham Local Plan 1994 is also relevant, although has less weight than the NPPF. Again, this lists criteria that will need to be satisfied:

- (i) The existing dwelling must be an “original dwelling”* in permanent use as a dwelling.
- (ii) There will be an overall limit of one third of the gross floor area of the original dwelling (measured externally) prior to any later extension or alteration, unless the increased floorspace has no overall effect on the existing bulk and appearance of the dwelling.
- (iii) Those extensions which provide essential basic amenities such as a bathroom, toilet or kitchen, which are currently not available or are clearly inadequate, will normally be permitted.
- (iv) The extension shall not be in a form which would facilitate the future formation of a separate residential curtilage.
- (v) The dwelling to be enlarged must have sufficient curtilage to accommodate the extension without undue visual intrusion into the open countryside.
- (vi) The appearance, massing, scale, form and materials of any extension shall be appropriate to the existing dwelling and the Green Belt setting.
- (vii) Proposals for domestic garages and for other outbuildings will be considered on their individual merits but will be required to be well designed, discreetly sited and subservient to the scale of the main dwelling on the plot.

The proposed lychgate is a relatively small structure that will not increase the floor area of the dwelling. It is well designed and subservient to the scale of the main dwelling and therefore accords with this policy.

Design, Character and Appearance

The application site is a former cottage with a barn attached. It is now a sole dwelling with a large garden that is predominantly at the front of the property. The proposals will offer the garden area privacy as well as a more obvious entrance. In terms of appearance, the proposals will be in keeping with the surrounding area and the landscape plans are welcomed. The lychgate will have no detrimental impact on the surrounding Istead Arable Landscape Character Area.

The proposal therefore accords with policies CS12 and CS19 of the Gravesham Core Strategy 2014 and para. 135 of the National Planning Policy Framework 2023.

Amenity

Amenity of Future Occupiers

The proposals will not alter the size of the garden and therefore no concerns are raised with regards to the amenity of future occupiers.

Neighbouring Amenity

Due to the location of the proposed works and orientation of neighbouring dwellings there will be no detrimental impact in terms of loss of outlook, daylight, sunlight or privacy to any neighbouring property.

Ecology and Biodiversity

The submitted landscape plans show there will be no loss of any biodiversity of the site and therefore no concerns are raised in this regard.

Heritage

The proposed development will have no adverse impact on the setting of the listed buildings to the north or east. No conflict with saved Policy TC2 or Section 15 of the NPPF (2023).

Parking and Highways

The parking area is being relocated and is accessed by a private drive; therefore no objections are raised on highways grounds.

Conclusion

The proposed lychgate and relocated parking area will have no detrimental impact on the openness of the Green Belt, landscape character, streetscene, amenity, parking or highway safety and therefore accords with the abovementioned policies and is recommended for approval.

Recommendation:

Permit

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	20 December 2023	Dated:	20th December 2023