

Delegated Report

Householder Planning Application

Planning Application No: 20240900

Location: 339 Rochester Road Gravesend Kent DA12 4TH

Description: Widening of an existing crossover.

Applicant: Mr Singh

Site Visit Date: Desktop

Submitted Documents/Plans

- Cover Letter;
- Application form;
- Drawing no. 1445-SK01 – Location Plan;
- Drawing no. 1445-SK02 – Existing and Proposed Block Plans;
- Drawing no. 1445-SK03 – Location Plan;
- Drawing no. 1445-SK04 – Existing Crossover – Plan View;
- Drawing no. 1445-SK05 – Proposed Crossover – Plan View; and
- Drawing Issue Register.

Relevant Planning History

Reference	Description	Decision	Decision Date
20070579	Excavation of front garden to form manoeuvring/parking area.	Permitted	11.09.2007

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards
- T5 – Access to the Identified Highway Network

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 9 – Promoting Sustainable Transport
- Section 12 – Achieving Well-Designed and Beautiful Places

Supplementary Planning Guidance

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

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

Consultees

No response:

Ward Councillor

Neighbouring properties

3 surrounding properties were consulted – overall consultation expiry date was 01.11.2024 – no responses received.

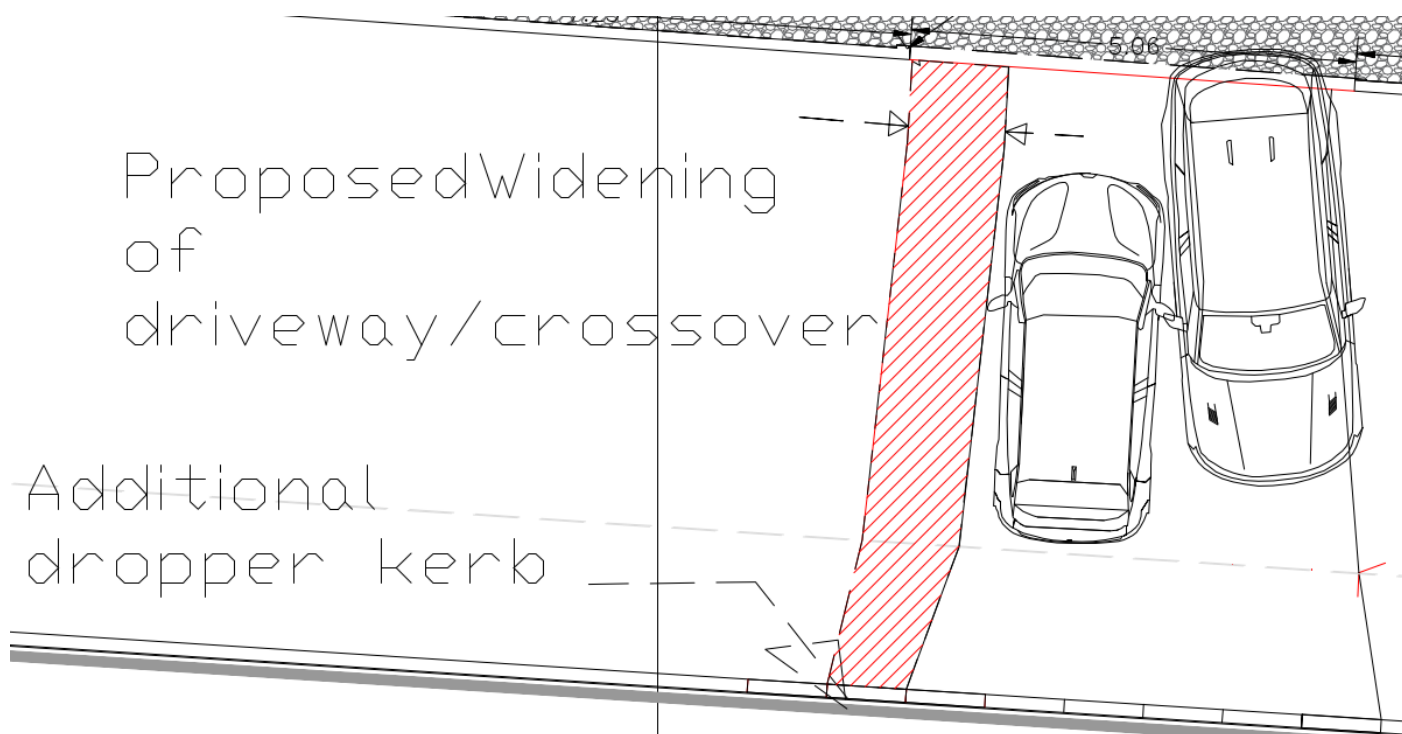
Officer's Analysis

The application site consists of a two storey detached dwelling situated on the northern side of Rochester Road.

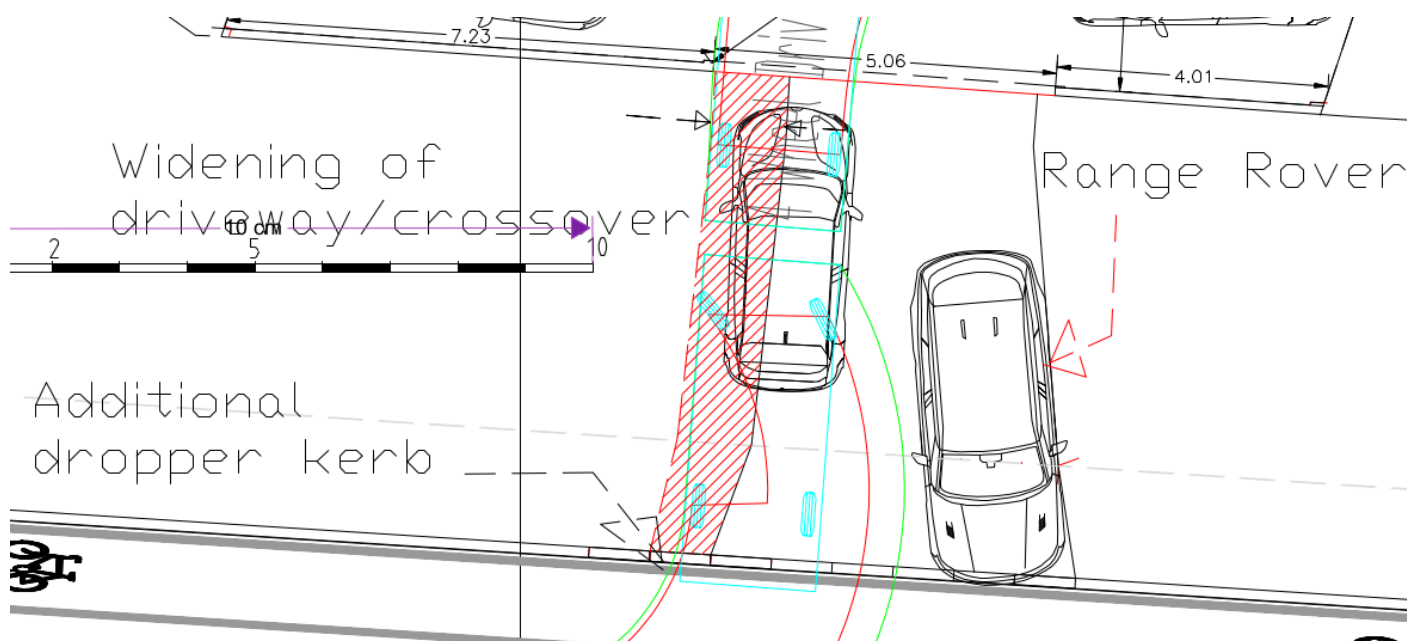
The proposal is for extension of the existing vehicular crossover. Below is the existing crossover:



The block plan shows the crossover as existing with the proposed width increase also shown:



The proposed plan shows the proposal as follows:



The crossover would increase from 3.9m to 4.7m at the point bordering the front boundary of the dwelling and would increase from 5.3m to 6.3m at the point where the dropped kerb meets the road. It would therefore increase in width by 1m at its maximum point.

The principle considerations in the assessment of the application are design, character and appearance and highway safety.

Design, Character and Appearance

The proposed development would result in the widening of an existing vehicle access by 1m. The existing boundary wall and piers would remain as there is already an area of hardstanding to the west of the existing crossover which would be where the extension to the crossover which is proposed would be located. There would therefore be no increase in hardstanding or loss of boundary wall and it is considered the minor increase in the width of the crossover would have no impact on the character of the streetscene. As such in respect of design, character and appearance the proposal is compliant with Policy CS19 (LPCS).

Parking and Highways

No. 339 Rochester Road is situated back from the road with a hardstanding and front boundary wall between it and the carriageway. The road itself is a straight wide classified route (A226) subject to a speed limit of 50mph. The property has an existing vehicular access and crossover which is centrally located within the frontage. Opposite no. 339 is a grass bank with boundary wall behind it which forms part of the frontage to the property 'Polperro' which has a vehicular access slightly further to the west.

The application property is part of a run of dwellings from no. 323 Rochester Road up to no. 343 before the road forks off into Chalk Road behind and consists of some 11 dwellings.

- No. 323 has its own vehicular access;
- Outside nos. 325, 327, 329 there is a hardstanding with dropped kerb providing a parking area outside of those houses but not in their front gardens;
- No. 331 has its own vehicular access;
- No. 333 has its own vehicular access;
- No. 335 has its own vehicular access;

- No. 337 has its own vehicular access;
- No. 339 (application site) has its own vehicular access;
- No. 341 has had planning permission granted under ref. 20240480 for various development including relocation of parking to the property frontage with subsequent engineering operation to facilitate a hardstanding and cross over from Rochester Road and infilling of rear parking access;
- No. 343 's access is at the rear in Chalk Road with none onto Rochester Road at the front.

The widened access would improve accessibility at the entrance to the application site as it would be able to comfortably fit two vehicles passing side by side rather than the potential of one vehicle having to wait to enter if one should be coming out. As there would be no alterations to the existing boundary wall there are no issues regarding visibility splays as they would remain the same. As such it is considered in respect of parking and highway safety the proposal is compliant with Policy CS11 (LPCS) and saved Policy T5 (LPFR).

Any Other Material Planning Considerations

None.

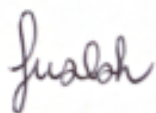
Conclusion

The proposed widening of the existing crossover would be acceptable in respect of design, character and appearance and highway safety and compliant with local and national planning policy.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	21st November 2024	Dated:	22 November 2024