

Delegated Report

Householder Planning Application

Planning Application No: 20231245

Location: 9 Chalk Road Gravesend Kent DA12 4XE

Description: Creation of vehicular crossover and hard standing with partial removal of front boundary wall and hedge.

Applicant: Lynsey Alston

Site Visit Date: 29/02/2024

Submitted Documents/Plans

- Application Form
- Existing Block Plan
- Proposed Block Plan
- Site Location Map
- Drawing No: 9DA124XE/05 (Existing Front Elevation)
- Drawing No: 9DA124XE/01 (Existing Plan)
- Drawing No: 9DA124XE/06 (Proposed Front Elevation)
- Drawing No: 9DA124XE/02 (Proposed Plan)

Relevant Planning History

No relevant planning history.

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
- 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 and Beautiful Places

Other relevant guidance

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

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Informal Guidance – Front Driveway Design Guidance (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

Chalk Road according to FindMyStreet is a “C” classified road and so planning permission is required, but no on-site vehicle turning is required.

As the neighbour has highlighted, no justification has been provided for the parking space, when the property should have a garage and parking space provided on block at the end of the terrace of houses. Although with Electric cars to become the norm, people will have to park their cars close to a metred power supply that can support the charging current for a vehicle.

The applicant should make themselves familiar with Kent County Council's Dropped Kerb Application Guidance, https://www.kent.gov.uk/_data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf if they have not already done so and comply with its requirements.

Given the application as presented I have no objections.

Neighbouring properties

The application was advertised by way of letters to 5 surrounding properties. The consultation period expired on 06.02.2024 and two supporting comments, two objections and one comment neither supporting nor objecting to the application were received.

The main points raised in the supporting comments stated:

- The proposal will clear road of parking on both sides and reduce congestion.
- Getting cars off the road onto driveways clears roads of obstacles.

The main points raised in the objecting comments stated:

- Limited road parking would be constricted even more.
- Concerns regarding ownership of alternative parking arrangements

- Issues regarding maintenance of neighbouring properties' hedge and impact on visibility
- Refusal of similar parking proposal in nearby area of Old Road East

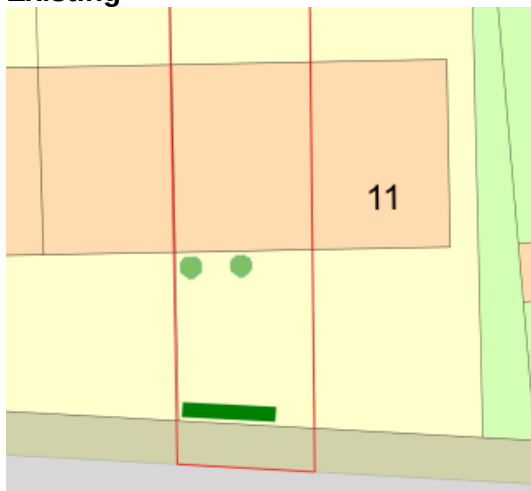
Some of the concerns raised are not material parking considerations, the council does not take property ownership into account and so this will not form part of the decision-making process.

Analysis

Proposal

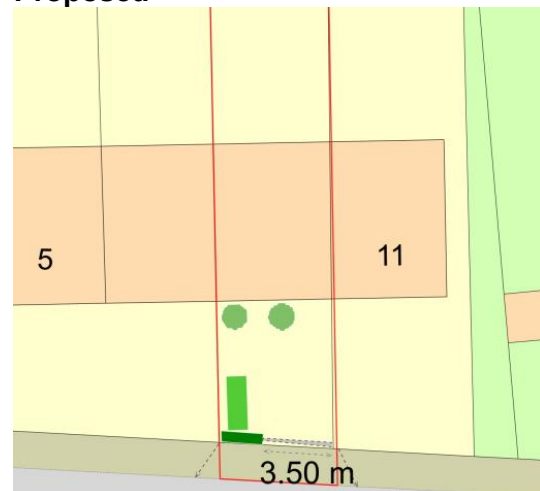
The proposal seeks to create a of vehicular crossover and hard standing with partial removal of front boundary wall and hedge.

Existing

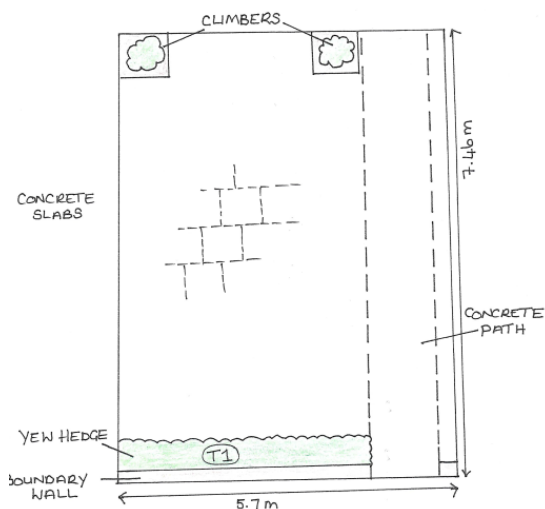


Existing Plan : Detailed Drawing

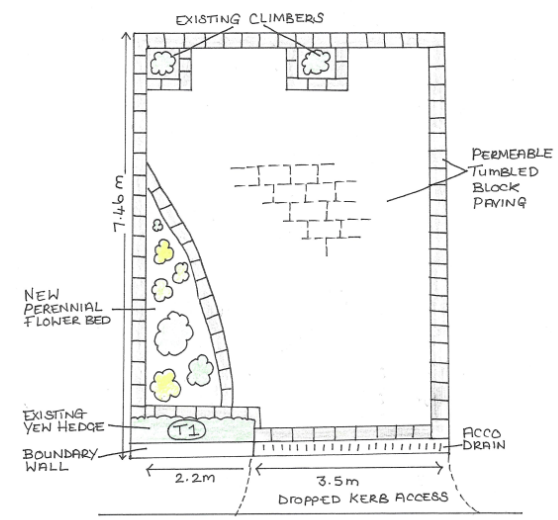
Proposed



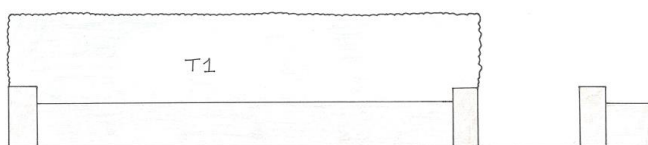
Proposed Plan : Detailed Drawing



Existing Plan : Front Elevation



Proposed Plan : Front Elevation



Character and Appearance

The application site is a two storey mid terrace house which is set back from the main highways which is a 'C' Classified Road. The front garden is set behind a dwarf wall which has some mature hedging growing behind it. Part of the proposal seeks to remove some of the dwarf wall and hedging to facilitate a wider access points to enable vehicular access.



It should be noted that each proposal is assessed on its own merits and whilst other refusals are taken into consideration the same applies to permissions and in this instance, there are several other permitted cross overs within the immediate vicinity to provide front garden parking at the following properties:

- *Number 34 had a carriage crossover approved on 12/1/2017, (20160997);*
- *Number 36 had a carriage crossover approved on 20/8/2012, (20120490);*
- *Number 38 had a carriage crossover approved on 10/5/2013, (20130200); and*
- *Number 40 had a carriage crossover approved on 30/8/1974, (19740479).*

The proposal is therefore not considered to be an out of character addition that would detrimentally harm the visual qualities of the surrounding. The proposal in fact shows an increased amount of onsite biodiversity which will enhance the visual qualities of Chalk Road. The proposed hardstanding will be constructed using permeable materials which is beneficial for surface water drainage.

The proposal is not liable to increase pressure on on-street parking, whilst it is acknowledged that there will be a dropped kerb which will eliminate a parking space but it will also provide an off-road parking space and so the proposal will offset the impact on on-street parking.

In terms of design the proposal is considered to be compliant with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

Amenity of Future Occupiers

The proposal will not impact the amenity of future occupiers and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Neighbouring Amenity

The proposal will not impact the amenity of neighbouring occupiers and is therefore compliant with CS19 Local Plan Core Strategy 2014 and SPG2 – Residential Layout Guidelines (2020).

Parking and Highways

The Parking space is compliant with the Council's adopted parking standards and whilst it is accepted that there is no reason given for the parking requirement, a refusal on this ground is not an adequate basis to

support a refusal of the entire scheme.

In order to maintain pedestrian safety a condition will be imposed to ensure that there are no boundary wall, fence or other means of enclosure or obstruction exceeding 0.6m. It is also necessary to ensure that the dropped kerb is provided before the parking space is occupied and the driveway is not enclosed with gates.

Conclusion & Recommendation

The proposal is considered to be acceptable in terms of there would be no harmful impact on the character and appearance of the area and the proposal would also not cause any impact on highway or pedestrian safety. The development is therefore considered to be acceptable when assessed against the Development Plan, especially policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	01.03.2024	Dated:	7th March 2024