



Delegated Report

Householder Planning Application

Planning Application No: 20221206

Location: Cedarwood House 86A Central Avenue Gravesend Kent

Description: Application for a minor material amendment to planning permission reference no. 20191288 for creation of a new single dwelling and re-allocation of the garden space of 57 to allow for extra garden space for the new dwelling; to allow the change in window sizes and introduction of a new window in the loft space, retention of shed and inclusion of hard and soft landscaping details and boundary treatment.

Applicant: Simran Sahota

Site Visit Date:

Submitted Documents/Plans

Application Form
CA-R01-EX-101 Location Map
CA-R04-PR-102 Boundary Treatment
CA-R03-PR-103 Proposed Elevations
CA-R03-PR-104 Proposed Elevations 2
CA-R03-PR-105 Outbuilding Plans and Elevations

~~CA-R04-PR-102 Boundary Treatment~~
~~CA-R03-PR-103 Proposed Elevations~~
~~CA-R03-PR-104 Proposed Elevations 2~~
~~CA-R03-PR-106 Proposed Floor Plans~~

The following plans submitted with Ref 20191288 would still be applicable:

Application form received 11 December 2019.

Drawing no. CA-R03-PR-102 (proposed floor plans) received 19 February 2020. - (With exception of external details shown)

Drawing no. CA-R01-EX-101 (site location plan) received 16 December 2019.

Drawing no. CA-R03-PR-101 (proposed site plan) received 16 December 2019.

The following plans from ref 20191288 would be superseded:

Drawing no. CA - R03-PR-103 (proposed elevations) received 19 February 2020.

Drawing no. CA-R03-PR-105 (proposed street views) received 19 February 2020.

Drawing no. CA-R03-PR-106 (proposed elevations) received 19 February 2020.

Drawing no. CA-R03-PR-107 (proposed roof plan) received 19 February 2020.

Drawing no. CA-R03-PR-109 (boundary justification) received 19 February 2020.

Relevant Planning History

Reference	Description	Decision	Decision
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			Date
20220759	Application for approval of condition 4 attached to planning permission reference number 20191288 relating to a scheme of landscaping (hard and soft) and boundary treatment.	Refusal of Details	25.07.2022
20200724	Application for non-material amendment to planning permission reference number 20191288 for change of external finish to K Render to the bottom half and Cedarwood Cladding to the top half.	Refusal of Non-Material Amendment	18.08.2020
20191288	Creation of a new single dwelling and re-allocation of the garden space of 57 to allow for extra garden space for the new dwelling	Permitted	07.04.2020

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)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (1996)
- SPG 4 - KCC Parking Standards (2006)
- Technical housing standards – nationally described space standard

Consultations, Publicity and Representations

The final date for submission of comments on this application was 13/12/2022.

Consultees

Ward Councillors: No comments Received.

GB Highway Officer:

To: **Planning Reps**
From **Higways Development Management Officer**

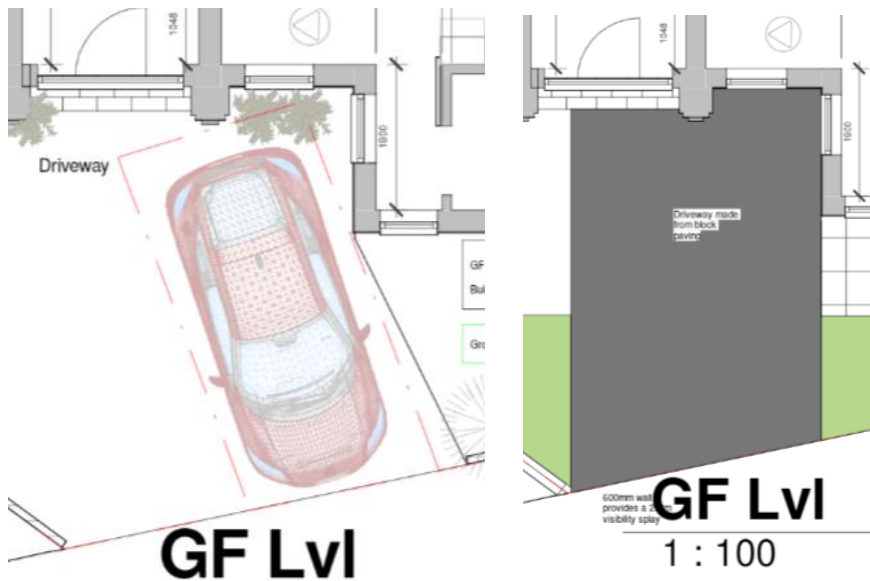
Date 6th December 2022

Your Ref 20221206

Location Cedarwood House, 86A Central Avenue, Gravesend, Kent, DA12 5BH

This proposal gets an immediate recommendation of refusal.

If my understanding is correct this is a proposed revision to application 20191288 as well as submitting details to satisfy condition 4 of the original permission. In that proposal the car parking for a single vehicle was shown at a slight angle to the highway and whilst not ideal was accepted. Most importantly given



20191288

20221206

By turning the car parking, there is a risk the parked vehicle will obstruct the front door. Under such circumstances Kent County Council's guidance is the driveway should be a minimum of 6 metres long.

Space Criteria Table- Minimum Measurements Required

How will you park the car	Width(minimum)	Depth(minimum)
A/ Perpendicular -Parking area at right angles to the road	2.4 metres	4.8 metres
B/ Perpendicular with access Point - Parking area in front of access door or garage	2.4 metres	6 metres
C/ Parallel -Parking area parallel to the road	6 metres	3 metres
D/ Parallel with access point – Parking area to parallel to the road	6 metres	4.2 metres
E/ Separate Entrance and Exit - Driving on and off the parking area	15 metres	4.2 metres

See item B. https://www.kent.gov.uk/_data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

In terms of the construction of the driveway, there is insufficient detail to determine if it would be acceptable. The driveway would need to be constructed from permeable block paving with a suitable sub base to ensure there is adequate drainage. Indeed, all hard paved areas to the front of the property should be permeable given the limited soft landscaping areas into which runoff could occur and the fact there is insufficient space to the front of the property to accommodate a soakaway. County Council states;

9/ Drainage

The parking area within your property must be built so that water does not drain from it across the highway. Suitable drainage must be provided within the boundaries of your property. Permeable surfacing of front gardens: guidance - GOV.UK (www.gov.uk)

https://www.kent.gov.uk/_data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

There should be no hedges, fences or walls exceeding 1 metre in height with the pedestrian visibility splay of the driveway. Which is a 2m x 2m 45° triangle measured along the back edge of footway and the side of the drive with the right angle at the junction between drive and footway.

The Google Street View image below, taken in November 2022, shows that by using an existing crossover the car is liable to be parked in front of the front door and the pedestrian visibility splay may be compromised by the side wall and the gate when opened, all of which are unacceptable and unsafe.

Officer Note: It is noted that since the GB Highway Officer raised these comments the driveway was reinstated to the previously approved position in the plans provided.

Neighbouring properties

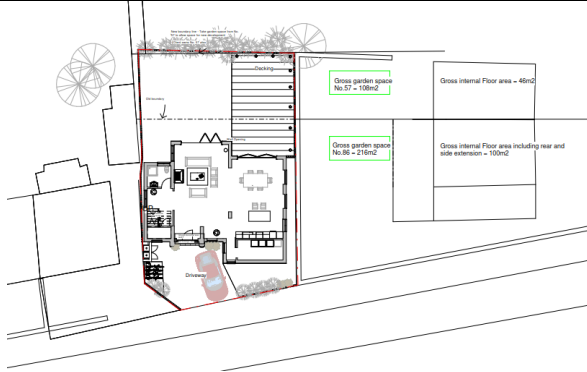
7no. surrounding properties were consulted, and no comments were received.

Proposal

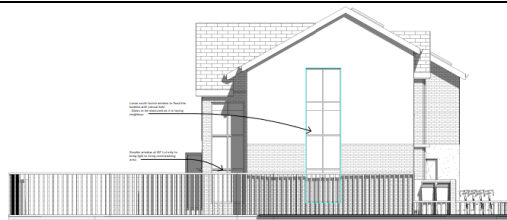
This application essentially seeks alterations to the previous approval permitting a new single dwelling. To make clear the changes snips of the approved and proposed plans (NOT TO SCALE) are provided as follows:

Plan Type	As Approved (20191288)	As Proposed
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Block Plans/Lay out



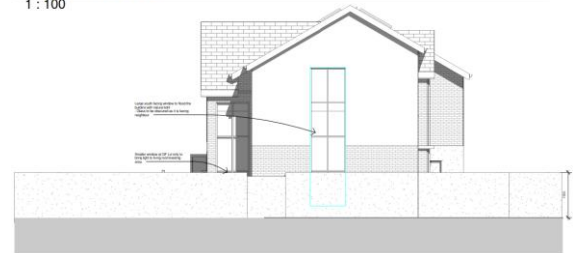
Elevations (LH and RH)



Left Elevation
1 : 100

Left Elevation

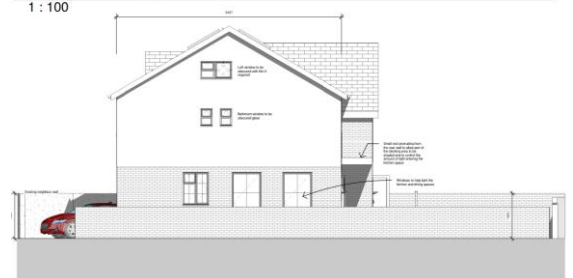
1 : 100



Right Elevation

Right Elevation

1 : 100



Elevations (Front and Rear)



The proposed changes are as follows:

- Altered window sizes and position.
- New window in loft space to right hand elevation.
- Retention of shed in rear garden.
- Provision of hard and soft landscaping details.
- Provision of boundary treatment details.

Officer's Analysis

Principle of Development

The principle of development has previously been considered acceptable under the original application. The main points considered at that point were:

- The minimal positive contribution of 1 new dwellinghouse to the five year housing supply and the 'tilted balance', applied by paragraph 11 of the National Planning Policy Framework (NPPF).
- The requirements within the NPPF that development must add to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Although, the NPPF has been updated since this previous assessment, these requirements are still present within the document. The proposed changes to the scheme would not alter the acceptability of the development in terms of its principle, subject to assessment of all other material considerations.

Design, Character and Appearance

Excerpt from delegated report 20191288:

'The street scene is fairly mixed in design and type of property. The dwellings to the north are terraced, to the south are semi-detached and to the east are bungalows. One dwelling on this plot equates to approx. 35 dwellings per hectare which is slightly under the preferred 40 dwellings per hectare in the urban area

however, an application for two houses on the site did not meet the residential standards for amenity and resulted in a density out of character with the surrounding area. This application was withdrawn. The proposed density is therefore acceptable.

The proposed dwelling is of a modern design which picks up some features of surrounding properties such as the front pitched roof over the porch and use of materials such as the white render and wood cladding. The amended plans show the front garden to be paved with hardstanding with some planting shown. There is a strong character of low boundary walls and soft landscaping to the front and therefore it is important that this is continued at this site. A condition is therefore recommended to ensure that this is planted and retained.'

The proposed changes would not alter the density of dwellinghouses in the area as previously assessed and would continue to be acceptable. The overall bulk, scale and shape of the dwellinghouse would also remain as previously approved along with the proposed external materials.

Of necessary further consideration is the altered fenestration, landscaping and boundary treatments. The additional loft floor window provided to the Right-hand elevation would be appropriate in terms of scale and size for a residential dwellinghouse of this size. Whilst it is unfortunate that the first floor window of the same elevation would be reduced in size, appearing somewhat incongruent with the ground floor openings, the reduction of size for side facing openings, would not result in significant harm the character of the area. Again, the reduction in size of windows to the rear elevation are also unfortunate as they do not match other openings particularly well. However, given their rear location and proximity to the neighbouring property, this would be a reasonable adjustment. Shifting the rooflights higher on the roof slope would also be a minor change unlikely to significantly impact the appearance of the dwelling house in the street scene.

The retained shed is also a minor scale outbuilding, incidental to the main dwellinghouse with a subservient appearance.

In terms of landscaping the rear garden would have an area soft landscaping, with paving slabs in the lower rear garden and concrete paving to the upper level of the garden, extending to the front. The driveway itself would have an area of permeable block paving. The boundary treatment proposed would be acceptable. However, it is noted that a front gate over 1 metre high is currently installed. This application would not find this acceptable in terms of design and highway safety and this gate should be removed. The condition would continue to be attached, which would ensure that no boundary treatment within the visibility splay above 0.6m metre high shall be installed.

The proposal therefore complies with Policy CS14, CS15 and CS19 of the Core Strategy 2014 and para. 127 of the National Planning Policy Framework 2021.

Neighbouring Amenity

The proposed retained shed would not be of a scale, position or design which would overbear upon or overlook the neighbours. The altered windows on the main dwellinghouse would not result in direct overlook of the neighbours, greater than the existing approval would allow.

The proposal is therefore considered to safeguard the amenity of neighbouring properties in compliance with policy CS19 of the Core Strategy 2014.

Highway Safety and Parking Provision

Hedging/boundary treatments to the front should be maintained at 1m high or below. There is no space for provision of soakaway to front so all hard landscaping fronting the property should be permeable. The driveway has been shown to be permeable. Also, through the course of this application the boundary treatments have been amended to ensure that there is not boundary treatment of any height within the sight lines. It is noted that the initial scheme sought to alter the position of the driveway from that originally approved but this would have likely result in unacceptable sight lines and so the agent altered this to reflect

the original proposal as advised. The highway concerns based on the above assessment have been addressed.

Adequate vehicle parking provision is therefore available in accordance with paragraphs 110 to 113 of the National Planning Policy Framework (2021), Saved Policies T1 and P3 of the Local Plan First Review (1994) and Policies CS11 and CS19 of the Core Strategy 2014 subject to further details of cycle parking provision.

Conclusion & Recommendation

The proposed alterations to this scheme would be considered to be acceptable in line with all relevant national and local planning policy, subject to conditions.

The recommendation is to approve this application.

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

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	31 st March 2023	Dated:	31st March 2023