



Delegated Report

Discharge of condition

Planning Application No: 20220291

Location: 23 Britannia Drive Gravesend Kent DA12 4RP

Description: Application for approval of condition 3 attached to planning permission reference number 20211514 relating to details of the parking areas.

Applicant: Mr Brad Norris

Site Visit Date: 18 November 2021 (Photos on 20211208 file)

Submitted Documents/Plans

Application for approval of details form; and
Drawing no. 53A-PL-10 Rev. C Existing and proposed site plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20211514	Demolition of existing rear extension and erection of a two storey side extension including internal alterations.	Permitted	10.02.2022

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

Gravesham Local Plan: First Review (1994)

- P5 – Vehicle Parking Standards
- T1 – Impact of Development on Highway Network

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

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- SPG 4 - KCC Parking Standards (2006);

Consultations, Publicity and Representations

GBC Highways Officer

I have no objections to the proposed parking layout with two accesses from a minor residential street. It is far safer to have the parking perpendicular or close to perpendicular to the highway rather than have one access with a vehicle parked close too parallel to the carriageway.

Officer's Analysis

Planning permission reference 20211514 was granted for the demolition of an existing rear extension and the erection of a two storey side extension, including internal alterations. This application seeks to discharge condition 3 of that permission.

Condition 3 reads as follows;

3. The development hereby permitted shall not commence until details of a new car parking space with a separate unhindered access to the highway have been submitted to and approved, in writing, by the Local Planning Authority. The approved parking space and vehicle crossover shall be formed and surfaced before the development hereby permitted is first brought into use and thereafter kept available at all times for such use, and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any provision equivalent to that Order in any statutory instrument revoking and re-enacting that Order, with or without modification, shall be carried out on the site in such a manner or in such a position to preclude their use for vehicle parking.

Reason: To ensure adequate parking provision at the application site, in accordance with Local Plan: Core Strategy Policy CS11 and Saved Policy P5 of the Gravesham Local Plan First Review 1994.

The submitted details show that two parking spaces would be provided within the front garden area, accessed via two separate vehicle crossovers (one existing and one new). The GBC Highways Officer has raised no objection to the proposal.

The proposal would make sufficient provision for the parking of cars within the application site, in accordance with the Borough Council's adopted Vehicle Parking Standards and would not be detrimental to highway safety. As such, the proposal would be in line with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policies T1 and P5 of the Gravesham Local Plan First Review November 1994.

Conclusion & Recommendation

The Local Planning Authority is satisfied with the parking details submitted in relation to planning permission reference 20211514 and as such, condition 3 can be discharged.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
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Signed:	K Joyce	Signed:	
Dated:	12th May 2022	Dated:	12 May 2022

Gravesham Borough Council