



# Delegated Report

## Householder Planning Application

**Planning Application No:** 20240404

**Location:** 61 Milroy Avenue Northfleet Gravesend Kent

**Description:** Demolition of front wall, creation of vehicle access and driveway to front with installation of a dropped kerb and associated works to pathway.

**Applicant:** Mr Kamaljit Singh

**Site Visit Date:** Desktop Assessment

### Submitted Documents/Plans

Application Form Dated 06/05/2024;  
Drawing Number 03 (Block Plan – Existing);  
Drawing Number 04 (Block Plan – Proposed);  
Drawing Number 05 (OS Plan);  
Drawing Number D01 (Ground Floor Plan – Existing with Boundary Wall); and  
Drawing Number D01 (Ground Floor Plan with Boundary Wall – Proposed).

### Relevant Planning History

| Reference | Description                                                                                                                                              | Decision            | Decision Date |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------|
| 20230952  | Erection of a single storey ground floor rear extension, two storey side and part first floor rear extension                                             | Permitted           | 07.11.2023    |
| 20230950  | Application for a Lawful Development Certificate in respect of the proposed outbuilding in the rear garden to form a gymnasium                           | Certificate Granted | 31.10.2023    |
| 20230951  | Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.20 metres and eaves height of 3.00 metres | Refused             | 18.10.2023    |

### Development Plan

#### Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

#### Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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 12 – Achieving well-designed and beautiful places

#### 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).

### **Consultations, Publicity and Representations**

#### Consultees

*Ward Councillors – No comment received*

#### Neighbouring properties

6 surrounding properties were consulted and no responses were received. The consultation period ended on 30<sup>th</sup> May 2024.

### **Officer's Analysis**

#### Design, Character and Appearance

61 Milroy Avenue is a two storey terraced dwellinghouse located on the Eastern side of the highway. The property is soft landscaped to the frontage with vehicular access to the rear.



The application proposes the demolition of the front wall, creation of vehicle access and driveway to front with installation of a dropped kerb and associated works to pathway.

The vehicle crossover and associated hardstanding area will be constructed using permeable paving. The frontage has a 6.65m width by a 4.59m depth. The proposed crossover would also measure 3.8m wide and 1.62m in depth.

Whilst Gravesham's Householder Design Guide recommends a depth of 5m, there are multiple examples of hardstanding with a similar depth to properties throughout the road with no examples of vehicular overhang. These do not appear to have benefited from planning permission, as it is not generally required for crossovers in this location.

By way of soft landscaping, the application will retain the existing hedging to the northern flank boundaries and mirror this with edging on the opposite boundary. This is considered a positive feature that improves the appearance of the hardstanding and provides biodiversity opportunity.

The application looks to demolish the existing decorative front boundary wall and whilst the loss of the wall is not considered to have a positive impact on the existing street scene, there are multiple examples of similar developments throughout Milroy Avenue and therefore, on balance it would be unreasonable to refuse the application on these grounds. Also planning permission would not be required for the removal of this wall.

Therefore, the development is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

#### Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

#### Neighbouring Amenity

The vehicle crossover and associated hardstanding does not negatively impact neighbouring amenity. As such, the proposal is in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

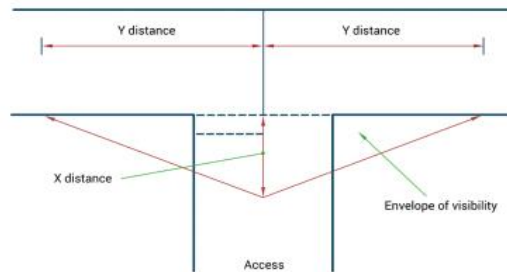
#### Any Other Material Planning Considerations

##### *Parking and Highways*

The application looks to retain the soft landscaping to both side boundaries,

Pedestrian visibility splays of 2m x 2m are required either side of the driveway, with no hard or soft landscaping or boundary treatment over 600mm:

### Visibility Splay



Therefore, the decision will be conditioned to ensure that any soft landscaping within the 2.00m pedestrian visibility splays do not exceed 600mm in height in accordance with highway safety.

As such, there are no parking and highways concerns in relation to the application.

### *Impact on biodiversity*

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2023) Section 15. As indicated on the plans, some soft landscaping and planting is shown and the proposal would be allowed under Permitted Development rights, therefore, on balance, the development is considered acceptable

### **Conclusion**

The vehicular access and associated hardstanding area is acceptable. The development is considered to protect the amenity of future occupiers and neighbours, and provides adequate parking provision.

The application has been fully considered and is in accordance with local and national planning policy.

### **Recommendation**

Permission

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

|                      |                   |                     |                 |
|----------------------|-------------------|---------------------|-----------------|
| <b>Case Officer:</b> | Mrs Nina Goodbody | <b>Team Leader:</b> | Miss Faye Hobbs |
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|                |                   |                |                                                                                     |
| <b>Signed:</b> | <i>N Goodbody</i> | <b>Signed:</b> |  |
| <b>Dated:</b>  | 24th June 2024    | <b>Dated:</b>  | 26 June 2024                                                                        |