



Delegated Report

Householder Planning Application

Planning Application No: 20230334

Location: 1 Nansen Road Gravesend Kent DA12 5DA

Description: Retrospective retaining wall and area of hardstanding, and proposed dropped kerb to allow vehicle access.

Applicant: Laimute Carkiniene

Site Visit Date: 27th June 2023

Submitted Documents/Plans

Application Form Dated 22/05/2023;
Planning Statement Received 04/04/2023;
Drawing Number 1NansenRd_V3 (Visibility Splay Block Plan);
Drawing Number 1NansenRd_V3 (Site Location Plan);
Drawing Number 1NansenRd_V3 (Floor Plans – Pre-Existing);
Drawing Number 1NansenRd_V3 (Block Plans – Pre Existing);
Drawing Number 1NansenRd_V3 (Floor Plans – Existing);
Drawing Number 1NansenRd_V3 (Block Plan – Existing); and
Drawing Number 1NansenRd_V3 (Elevations and Sections – Existing).

Relevant Planning History

Reference	Description	Decision	Decision Date
20040438	Erection of single storey extension to form shower room/wc.	Permitted	01.07.2004

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)

- P3 – Vehicle Parking Standards
- T1 - Impact of Development on the Highway Network
- T5 – Access to the Identified 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;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021); and

Consultations, Publicity and Representations

Consultees

Ward Councillors – No comment received

GBC Highways – I have no highway objections; the layout conforms to current guidance.

However, the applicant should note they should consult Kent County Council regarding the construction of the retaining wall with 3.66 metres of the highway.

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>

Works on private land which may affect the public highway

Some works carried out on private land may affect the highway. These include works to:

cellars

retaining walls which support the highway or land above the highway

balconies, signs or other structures which project over the highway.

To discuss these works, contact our Structures Development Control team at

structurestechnicalapproval@kent.gov.uk.

I also note that there doesn't seem to be any details regarding surface water disposal. This requires very careful consideration to comply with Building regulations, given the proximity of the dwelling, the retaining wall and the road and is probably best resolved in discussions with the County Council.

KCC Highways - Referring to the above description, it would appear that this development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements. If there are any material highway safety concerns that you consider should be brought to the attention of the HA, then please contact us again with your specific concerns for our consideration,.

Neighbouring properties

3 surrounding properties were consulted and no responses were received. The consultation period expired on 21st June 2023.

Officer's Analysis

Design, Character and Appearance

1 Nansen Road is a two storey semi-detached property located on the Eastern side of the Highway. The property has been block paved to the frontage to create off road parking with some soft landscaping. There is vehicular access and a garage to the rear.



The application proposes the retention of a retaining wall and area of hardstanding to the front and proposed dropped kerb to allow vehicle access.

As built, the hardstanding area is constructed using block paving complete with Aco drain. The parking area has a 10.34m width and a depth ranging from 3.4m to 7.9m which conforms to current guidance. The proposed crossover would measure 3m wide and 2m in depth.

Prior to existing works to the frontage, the property benefitted from a low-level boundary wall, mature hedging and landscaping and a laid to lawn front garden. This had a positive contribution to the visual amenity to the street scene and area as a whole.



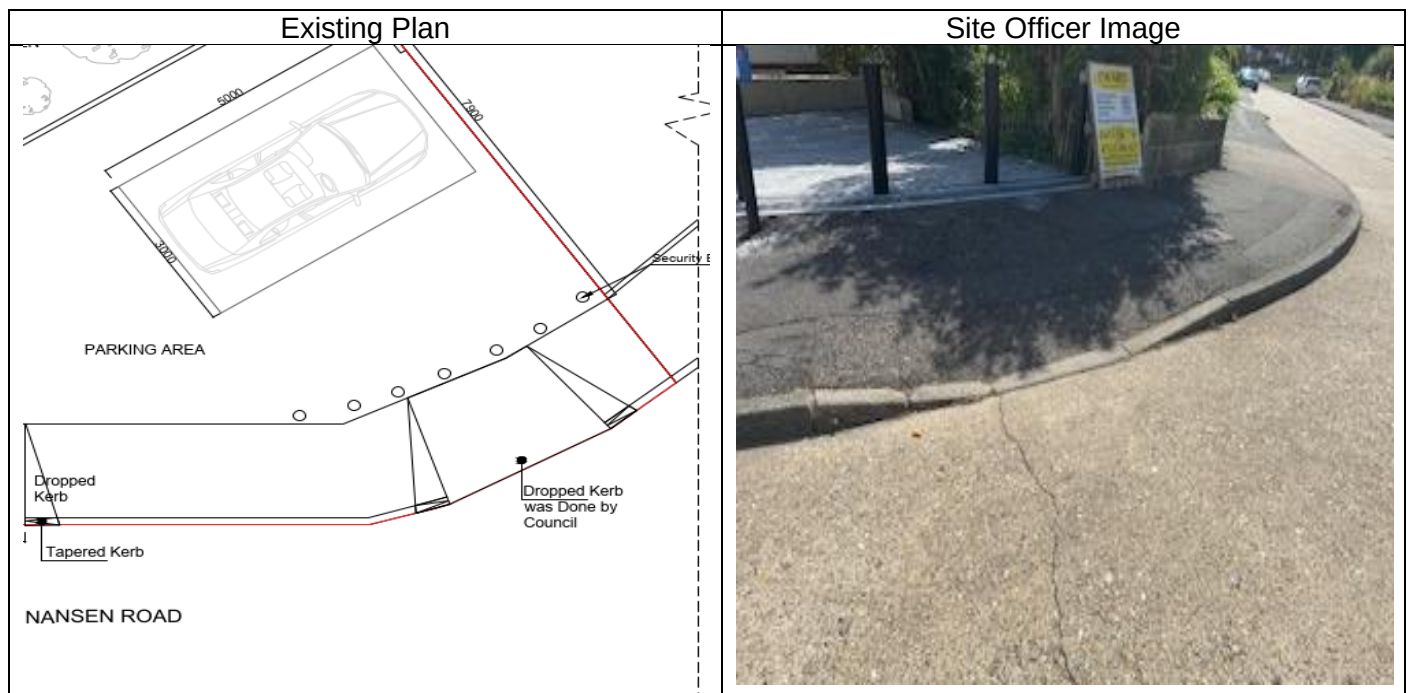
The submitted 'Existing Plan' shows the retention / planting of several trees and hedges to the area between the hardstanding and the dwelling. However, as noted at the site inspection, the proposed soft landscaping has not been implemented.



The removal of the soft landscaping and the laying of hardstanding has resulted in a hardening of the street scene which benefits from these pockets of soft landscaping in the form of boundary hedging and laid to lawn front gardens. It is noted that a small amount of soft landscaping adjacent to the steps leading to the property has been retained. However, this is considered to be minimal and does little to offset the hardened appearance of the front of the plot.



The plans submitted also refer to an existing dropped kerb to the front of the property which was previously installed by Kent County Council. As shown in the image below, this dropped kerb is intended for pedestrian use only and is not a vehicle crossover. It is not sufficiently wide enough and it is unlikely to be reinforced enough to support vehicular use.



The development also includes the installation of 7 bollards to the front boundary in place of the low level boundary wall. There are no examples of the installation of bollards to the surrounding area and their commercial appearance is considered to be grossly out of keeping with the residential surrounding street scene.

The planning statement submitted with the application refers to similar works undertaken at neighbouring properties 24 and 26 Mungo Park Road. A planning application was not submitted for the works to 24 Mungo Park Road. However, as shown on Google Earth images, the development was carried out in 2018 and so likely to be exempt from enforcement action now due to the passage of time passed. A retrospective application has been submitted to the Local Authority for the works to 26 Mungo Park Road,

which is currently still being assessed. Therefore, neither properties benefit from planning permission for the works carried out to the frontage and they do not form material planning considerations or justification for the works undertake to 1 Nansen Road.

Therefore in terms of design, character and appearance, the existing works to the front garden result in a hardening of the streetscene, detrimental to the visual amenity of the application property, streetscene and character of the area as a whole. The development would therefore be contrary to Policy CS19 (Development and Design Principals) if Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The amenity of future occupiers is safeguarded by the development, in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The retention of the retaining wall and area of hardstanding to the front does not negatively impact neighbouring amenity. As such, the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Parking and Highways

As per comments from Gravesham's Highways Officer, there is no highway objections associated with the proposal itself. However, the Highways officer has stated; *...there doesn't seem to be any details regarding surface water disposal. This requires very careful consideration to comply with Building regulations, given the proximity of the dwelling, the retaining wall and the road and is probably best resolved in discussions with the County Council.* The site visit photographs do show an ACO drain in situ and is considered sufficient.

Any Other Material Planning Considerations

Impact on Biodiversity

As aforementioned within this report, the existing works have resulted in the removal of a substantial amount of soft landscaping within the front garden and therefore has resulted in a loss of biodiversity. Section 15 of the NPPF (2021) states that developments should result in a biodiversity net gain. The remaining soft landscaping is not considered to mitigate the loss that has already resulted. The proposal would therefore be contrary to Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) (2021).

Conclusion

The application has been fully assessed and it is considered that the proposal cannot be supported as it results in a detrimental impact on the visual amenity of the streetscene and the area as a whole and a loss of biodiversity. Therefore, it is recommended that planning permission is refused for the following reasons:

1. The existing works to the front garden result in a hardening of the streetscene, detrimental to the visual amenity of the application property, streetscene and character of the area as a whole. The development is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2021).
2. The existing works have resulted in the removal of a substantial amount of soft landscaping to the frontage and therefore has resulted in a loss of biodiversity. The proposal is therefore contrary to Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and

Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) (2001).

Recommendation

Refusal

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

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	17th July 2023	Dated:	08 July 2023