

Delegated Report

Householder Planning Application

Planning Application No: 20250647

Location: 22 Kilndown Gravesend Kent DA12 5JG

Description: Construction of a dropped kerb.

Applicant: Mr J Singh

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: P01 Rev P1 (Existing Block Plan)
- Drawing No: P02 Rev P1 (Proposed Block Plan)
- Drawing No: P03 Rev P1 (Existing Plans)
- Drawing No: P04 Rev P1 (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

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Neighbouring properties

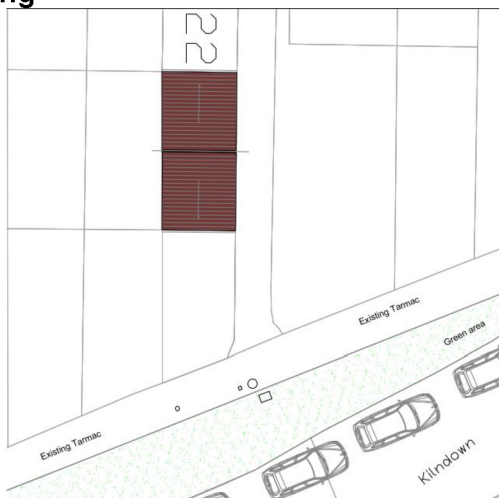
The application was advertised by way of letters to surrounding properties. The consultation period expired on 23.07.2025 and no comments were received.

Analysis

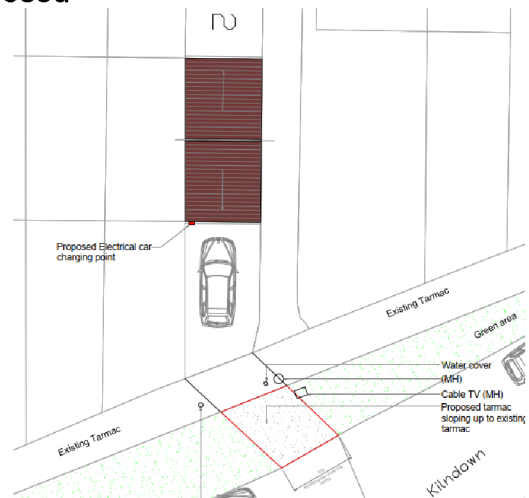
Proposal

The proposal seeks to partially remove a grass verge to the front of the property and install a dropped kerb to allow for access to a driveway on the property frontage.

Existing



Proposed





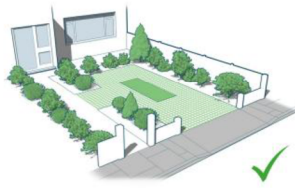
Character and Appearance

The application site is a two storey end of terrace house In use as a single family dwelling. The property is set back from the highway and is separated by a public footpath and a long running grass verge.



The proposal seeks to remove a 3.25m section of grass verge and replace with tarmac to allow access onto what is assumed to be an area of hardstanding which will cover the entire frontage. The proposal does not provide any details of the finish of the hardstanding and it is not clearly shown on the proposed plans.

Below is an extract from the Gravesham SPD4 – Householder Alterations and Extensions Guidance 2021.



Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces. Introduce permeable paving to new areas of hardstanding to minimise rainwater run-off issues, as per the requirements of Permitted Development.

Policy CS19 of the Local Plan Core Strategy (LPCS) (2014) requires new developments to be visually attractive, to conserve and enhance the character of the local built environment and also integrate well with the surrounding area. It is considered that the hardstanding and access over the grass verge would have a detrimental impact on the street scene, as it would not enhance the character or appearance of the area thus resulting in a net loss of biodiversity.

The well maintained grass verges are a typical and repeated feature along Kilndown and they run between the public footpath and the residential properties thus softening the streetscene and enabling a positive and attractive contribution to the character and appearance of the area.



Removal of the grass verge would harm the wider character and set a dangerous precedent which could result in several sections of the grass verges being lost to hardstanding, furthermore the loss of the grass in the front garden would also increase the urban form in the area which would have a negative impact.

In an appeal for a similar application at 162 Livingstone Road APP/K2230/D/20/3247460 dated 2nd November 2020 the appeal officer stated:

"The loss of this undisturbed verge would further harden the appearance of the streetscene and result in harm to the appearance of the cul-de-sac where the grass verges are currently uninterrupted...."

See Appendix 1 for full appeal decision

A further appeal for a similar proposal was also dismissed with the appeal officer citing:
(Appeal at 66 Livingstone Road (APP/K2230/W/21/3286036 dated 7th March 2022);

"As a result the proposal would unacceptably detract from the visually soft suburban character and

appearance of the street scene. This harm would be exacerbated by the associated negative impact on the level and quality of biodiversity in the locality, due to the loss of the verge and lawn.”

See Appendix 2 for full appeal decision

It is considered that the permanent loss of the grass verge and soft landscaped frontage to hardstanding would erode considerably the soft landscape quality of the streetscape and have an urbanising effect. The plans fail to demonstrate adequate retention of biodiversity which would reduce the harsh impact of a hard-paved driveway and therefore the proposal is considered to be detrimental to the visual amenity of the street scene and is contrary to Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), SPD4 – Householder Alterations and as well as Section 12 of the National Planning Policy Framework (NPPF) (2024) achieving well-designed and beautiful places.

Amenity of Future Occupiers

The application provides acceptable conditions that safeguard the amenity of future occupiers in accordance with SPG2 Residential Layout Guidance 2020 and Policy CS19 Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposal will not cause any material harm to the amenity of any adjoining properties in terms of loss of light, outlook, privacy or sense of enclosure.

As such the application is considered to safeguard the amenity of neighbouring properties in accordance with SPG2 Residential Layout Guidance 2020 and Policy CS19 Local Plan Core Strategy 2014.

Parking and Highways

Kent County Council's parking standards (SPG 4) states that a space should have a minimum depth of 5m and a minimum width of 2.5m which is easily achievable on this site and therefore the proposal is compliant with the adopted parking standards.

Any Other Material Planning Considerations

Impact on Biodiversity - as aforementioned within this report, the proposed development will result in a significant loss of soft landscaping within the front garden and will therefore result in a loss of biodiversity. Section 15 of the National Planning Policy Framework (2024) states that developments should result in a biodiversity net gain. The proposal would therefore be contrary to Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy Local Plan Core Strategy (2014) and Section 15 of the National Planning Policy Framework (2024).

Conclusion & Recommendation

The proposal is recommended for refusal owing to the below grounds:

The permanent loss of the grass verge, soft landscaped frontage to hardstanding would erode considerably the soft landscape quality of the streetscape and have an urbanising effect. The plans fail to demonstrate adequate retention of biodiversity which would reduce the harsh impact of a hard-paved driveway and therefore the proposal is considered to be detrimental to the visual amenity of the street scene and is contrary to Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), SPD4 – Householder Alterations and Extensions Guidance 2021 as well as Section 12 of the National Planning Policy Framework (NPPF) (2024) achieving well-designed and beautiful places.

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	14/08/2025	Dated:	14 th August 2025