

Delegated Report

Householder Planning Application

Planning Application No: 20230539

Location: 2 Goodwood Crescent Gravesend Kent DA12 5EL

Description: Removal of Conifer Trees To Boundary Facing Goodwood Crescent and Erection of Fence along the boundary and covering the existing vehicular access.

Applicant: Mrs Joanne Wade

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application form

01B – Block Plan, Plan and Elevations as Existing

02B – Block Plan, Plan and Elevation as Proposed

03 – Site Location Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
19910659	Erection of two storey side extension to form dining room, utility room, w.c. and entrance canopy with bedroom and bathroom over.	Permitted	05.11.1991
19870555	Erection of a detached double garage	Permitted	13.08.1987

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)

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

Supplementary Planning Guidance

- SPG 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 response received.

GBC Highways Officer:

I have no objections to the proposal, but as the vehicular access from Goodwood Crescent will no longer be required, the footway should be reinstated to prevent it being reopened without appropriate sight lines being provided.

The parking in the garden accessed from Sandown Road already exists and meets current guidance in terms of the number of vehicles that can be accommodated.

Neighbouring properties

7no. surrounding properties were consulted, and no comments were received from members of the public. The final date for submitting comments ended on 5th July 2023.

Officer's Analysis

Principle of Development

This application is located inside the Urban Boundary, where alterations and extensions to residential buildings are generally acceptable in principle as per Policy CS02: Scale and Distribution of Development.

However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity (Design, Character and Appearance), Amenity of Future Occupiers and Residential Amenity of neighbours.

Design, Character and Appearance

The proposed fence would be 2 metres high, in conjunction with the existing brick wall it would sit atop and would include similarly sized removable fence panels. The fence would replace a low brick boundary wall with hedging atop.

The site is on a corner plot but the altered boundary treatment would form an extent of 14.2 metres adjacent Goodwood Crescent. The public facing boundary treatments in the area is predominantly low brick walls with hedging. There is one example of close boarded fencing facing the public street in the locality, located at the boundary of 47 Goodwood Crescent adjacent Cheltenham Close. However, this property is

the only one with such boundary treatment and is 163 metres from the subject plot.

The site is situated on a prominent corner location so care must be taken with any proposed boundaries. The boundaries to the front and side gardens of neighbouring properties largely consist of dwarf walls, some with planting. The corner property directly opposite this dwellinghouse (1 Goodwood Crescent), is also framed with a low brick boundary wall and planting. The contrast between the traditional boundary treatment and that of the proposed boundary treatment on this property would stand out so starkly due to the height, materials and the lack of any softening planting, that the effect of the proposal would be oppressive and damaging to the character and appearance of the area.

Therefore, the 2m height of the fence would be out of character with the surrounding properties and would be detrimental to the street scene.

As such, the proposal for the erection of new boundary fence would be an incongruous design and would be out of keeping with the surrounding street scene and is **contrary** to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users. The impact on amenity is also considered with regard to the criteria with Policy CS19 of the Core Strategy, which states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land. The impact on neighbours will be assessed in the next section of the report.

There would be no change to the scale, layout, or footprint of the built form within the plot. As such there would be no impact on internal or external space standards.

Neighbouring Amenity

The proposal relates to boundary treatment facing the street and so the nature of the development would raise no concerns with regard to impact on residential amenity of neighbouring properties.

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

Highways and Parking

It is noted that the GBC Highways Officer has raised no objection to the proposal subject to inclusion of a condition to ensure the existing access is closed. No concerns are raised with regard to highway safety or parking provision otherwise.

It appears that although the side access would be closed off with fence panels, these are labelled as removable fence panels on the plans. It is unlikely that the side access would be used for vehicular access where fence panels would need to be removed to gain access. However, given the removable nature, to prevent the fence panels being removed in future and the access used without appropriate visibility splays, a condition would be attached requiring that the pavement be re-instated, where approved.

Adequate vehicle and cycle 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 proposal for the erection of new boundary fence would be an incongruous design and would be out of keeping with the surrounding street scene. As such the proposal is **contrary** to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

The recommendation is therefore to refuse 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:	24th July 2023	Dated:	25th July 2023