

Delegated Report

Householder Planning Application

Planning Application No: 20260079

Location: 23 Taunton Vale Gravesend Kent DA12 5QZ

Description: Retrospective creation of driveway and the installation of a dropped kerb.

Applicant: Mr Sidney Gomes

Site Visit Date: 20th October 2025

Submitted Documents/Plans

Application Form Dated 16/02/2026;
Supplementary Information – Site Photos;
Drawing Number Y2766/2026-A01 (OS Plan and Block Plan);
Drawing Number Y2766/2026-A02 (Floor Plan and Elevation – Pre Existing);
Drawing Number Y2766/2026-A03 (Floor Plan and Elevation – Existing); and
Drawing Number Y2766/2026-A04 (Floor Plan and Elevation – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250875	Application for a Proposed Lawful Development Certificate; Creation of driveway and installation of a dropped kerb.	Certificate Refused	20.10.2025

Development Plan

Gravesham Local Plan Core Strategy (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 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving 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)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)

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

Consultees

Ward Councillors – No comments received

Neighbouring properties

Four surrounding properties were consulted and no responses were received. The consultation period ended on 18th March 2026.

Officer's Analysis

Design, Character and Appearance

23 Taunton Vale is a two storey dwellinghouse located on the north side of the highway.





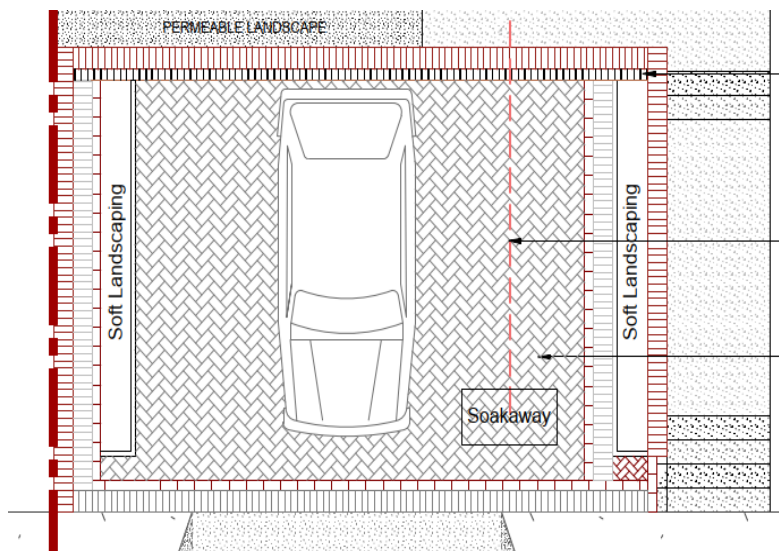
The application seeks retrospective permission for the creation of a driveway and the instillation of a dropped kerb.

The vehicle crossover and associated hardstanding area has been constructed using permeable paving. The parking area would have a 5.23m width by a 4.5m depth. Whilst Gravesham's Householder Design Guidance recommends a minimum depth of 5m, the shortfall is considered to be minimal. Furthermore, as shown from the image below, parked vehicles do not overhang the driveway as existing and as such it would be unreasonable to refuse the application on this alone.



The proposed crossover would measure 5.4m wide and 2.4m in depth.

Some soft landscaping has been included within the front layout plan to the frontage to soften the overall appearance of the development and provide biodiversity:



An application for the proposed dropped kerb will need to be submitted to Kent County Council via the following link:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb>

Overall, 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 places) of the National Planning Policy Framework (NPPF) (2024).

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 places) of the National Planning Policy Framework (NPPF) (2024).

Neighbouring Amenity

The vehicle crossover and associated hardstanding do 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 places) of the National Planning Policy Framework (NPPF) (2024).

Parking and Highways

The proposal is in accordance with CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and - KCC Parking Standards (2006).

Any Other Material Planning Considerations

Impact on biodiversity

The development results in a loss of soft landscaping and biodiversity opportunity and could therefore be considered contrary to the NPPF (2024) 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** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	14th April 2026	Dated:	