



Delegated Report

Householder Planning Application

Application No:	20240502
Location:	83A Chalk Road, Gravesend, Kent, DA12 4UT
Description:	Installation of a dropped kerb and retention of hardstanding to front.
Applicant:	Ms Sheila Sekasi
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

- Application Form – dated 24 June 2024;
- Drawing no. G14-01 – Rev. A – Site Location, Frontage Plan, Elevations and Sections as Existing;
- Drawing no. G14-02 – Site Photographs as Existing;
- Drawing no. G14-03 – Rev. A – Frontage Plans, Elevation and Sections as Proposed;
- Drawing no. G14-04 – Rev. A – Pedestrian and Vehicular Visibility Splays as Proposed.

Superseded Plans

- ~~Drawing no. G14-03 – Frontage Plans, Elevation and Sections as Proposed;~~
- ~~Drawing no. G14-04 – Pedestrian and Vehicular Visibility Splays as Proposed.~~

Relevant Planning History

Reference	Description	Decision	Decision Date
20221190	Erection of an annexe for use in connection with the main dwelling.	REFUSED	06.01.2023
AP 2023/00022/ REF		APPEAL ALLOWED	18.01.2024
20100171	Application for Lawful Development Certificate for the proposed erection of a conservatory at the rear.	CERTIFICATE GRANTED	24.03.2010

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

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

- SPG 4 - KCC Parking Standards (2006)
- Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Other Relevant Guidance

- Kent County Council: - Residential Dropped Kerb Guidance and Self-Assessment (2023)
- Driveway Dropped Kerb Guidance
- Front Driveway Guidance

Consultations, Publicity and Representations

Internal Consultees

Local Ward Councillors – No comment received.

Neighbouring properties

Five surrounding properties were consulted and two representations were received, registering support for the proposal. The representations stated the following reasons for support:

- Multiple other properties have similar driveways
- Less demand for on street parking
- Reinstatement of wall adjacent to access is positive
- Surface water drainage should not flow toward neighbours

The consultation period expired 19 July 2024.

Officer's Analysis

Design, Character and Appearance

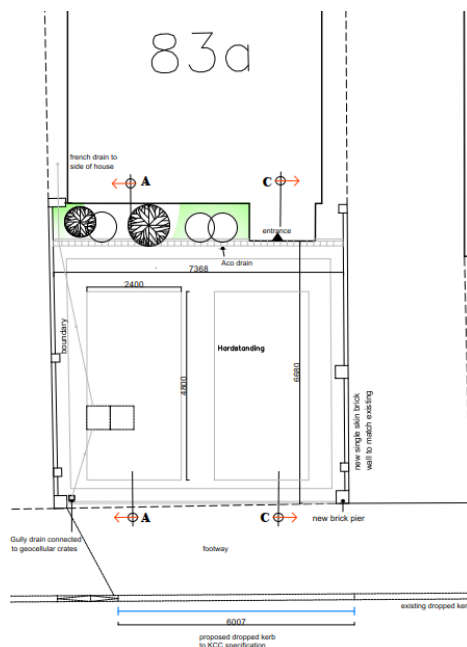
83A Chalk Road is a detached two storey dwelling, located on the northern side of the highway. The property has a long rear garden, with a garage located at the end, which is accessed via a narrow, unmade access road along the side of the property.

The frontage of the property has been altered at some point in 2023, with the soft landscaping removed and a block paved hardstanding formed (as shown in the image below):



Proposed Development

This application seeks to install a dropped kerb and utilise the hardstanding in the front garden as a driveway for two vehicles. The driveway would have a width of 7.37m and a depth of 6.68m. As part of the development, a strip of planting would be retained in front of the dwelling and the eastern boundary wall reinstated.



Design, Character and Appearance

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

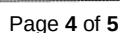
The street scene of Chalk Road is mainly residential in nature with other hardscaped frontages on the street. The proposal to introduce a vehicular access to enable off-street parking on the already formed hardstanding in the front garden would therefore be similar to the way other dwellings. Consequently, the development does not look out of place in this location. The variety in the appearance of frontages in the area ensures that the scheme would assimilate without causing harm to the visual amenity of the street scene.

A condition will be attached to ensure that the eastern boundary wall is rebuilt within six months of the decision being issued, to ensure that the development is complete in the interest of the character and appearance of the street scene.

The amenity of future occupiers will be safeguarded by the development, in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

The development will have no impact on the amenity of surrounding properties, as such the proposal is in accordance with Policy CS19 (LPCS) and Section 12 of the NPPF (2023).

There are no objections to the development in highway terms. The dimensions of the parking area are sufficient for two vehicles in accordance with Gravesham's Design Guidance SPD (2021).



In addition, the plans demonstrate that pedestrian and vehicular visibility splays are provided, with the height of the boundary walls within the splays not exceeding 600mm. As such the proposal accords with KCC's Residential Dropped Kerb Guidance and Self-Assessment (2023).

Overall, subject to conditions, the proposed development is acceptable and there are not considered to be highway issues associated to the formation of a crossover.

Any Other Material Planning Considerations

Impact on Biodiversity - any development should result in a net gain of biodiversity to accord with Section 15 of the NPPF (2023). The proposed development has significantly reduced the soft landscaping, by forming the hardstanding for vehicular parking. However, this is enabled by permitted development and although the proposal represents a loss of biodiversity, it is not sufficient grounds to refuse the application.

Conclusion

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

The development will not detrimentally impact on the character of the street scene. The hardstanding will be formed using porous materials and will allow vehicular parking in accordance with adopted parking guidance.

As such it is recommended that planning permission is granted, subject to conditions.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	14 th August 2024	Dated:	15 August 2024