



Delegated Report

Householder Planning Application

Application No:	20220029
Location:	104 Whitehill Road, Gravesend, Kent, DA12 5PR
Description:	Creation of a new vehicle crossover.
Applicant:	Mr Khurshid Khawar
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 11/01/2022;
Certificate B - dated 11/01/2022;
Supplementary Information - Supporting Photographs for Vehicle Swept Path Analysis (1-3);
Drawing no. 104WHR/A3/01 - Site Location Plan (scale - 1:1250);
Drawing no. 104WHR/A3/02 - Proposed Block Plan (scale - 1:200);
Drawing no. 104WHR/A3/03 - Existing Block Plan (scale - 1:200);
Drawing no. 104WHR/A3/04 - Existing Front and Rear Elevations;
Drawing no. 104WHR/A3/05 - Existing Side Elevation;
Drawing no. 104WHR/A3/06 - Proposed Front and Rear Elevations;
Drawing no. 104WHR/A3/07A - Proposed Side Elevation;
Drawing no. 104WHR/A3/12 - Vehicle Swept Path Analysis

Relevant Planning History

Application No.	Description	Status	Decision
20201102	Erection of new boundary front wall, vehicle crossover and off road parking.	REFUSED	15.03.2021
20200966	Application for non-material amendment to planning permission reference number 20200240 to allow repositioning of crossover and soft landscape area.	REFUSED	19.10.2020
20200240	Erection of new boundary front wall with vehicle access, crossover and off road parking	PERMITTED	01.05.2020
20191290	New boundary front wall with vehicle crossover and off road parking.	REFUSED	10.02.2020
20191273	Retention of a two storey rear extension.	PERMITTED	29.01.2020

**DESCRIPTION/REVISED
PLANS****

Formation of new vehicle cross over with off-road parking to the front and side, erection of wall mounted railings to the front boundary, renewal and repair of side and rear boundary wall and replace existing flat roof on garage with pitched roof renew damaged walls and retention of the conservatory.

Development Plan**Gravesham Local Plan Core Strategy (September 2014):**

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS11 - Transport
- CS18 - Climate Change
- CS19 - Development & Design Principles

Policy CS11 (Transport) sets out that new developments should mitigate their impact on the highway and public transport networks as required. As appropriate, transport assessments and travel plans should be provided and implemented to ensure the delivery of travel choice and sustainable opportunities for travel. Sufficient parking in new development will be provided in accordance with adopted parking standards reflecting the availability of alternative means of transport and accessibility to services and facilities.

Gravesham Local Plan: First Review (1994)

- Policy P3 - Vehicle Parking Standards
- Policy T5 - New Accesses onto 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)

- Section 2 - Achieving sustainable development
- Section 9 - Promoting Sustainable Transport
- 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;
- SPG 4 - KCC Parking Standards (2006)

Other relevant guidance

- Kent County Council Vehicle Crossing: - Guidance and Self-Assessment (2018)

Consultations, Publicity and Representations

External Consultees

KCC - Highways - The development does not meet the criteria to warrant involvement from the Highway Authority, however should permission be granted please attach the relevant highway informatives.

Health and Safety Executive – no comments received.

National Grid – no comments received.

Internal Consultees

GBC - Highways Officer -

Comment 1 (19/01/2022) - This is a complex application, particularly as the wall is a separate application.

As the garden is only 4.726 metres wide adjacent to the access, the applicant should demonstrate that vehicles can safely access and egress the property from/to both directions in a single manoeuvre without the possibility of driving onto the wrong side of the carriageway to exit to the left or enter from the right. (Proximity of the junction increases risk of collision). Swept paths/tracked drawings or a BMW 5 series (Length 4.9 to 5 metres, width 2.1 to 2.2 metres) or similar vehicle are requested to show what can be achieved in both forward and reverse gear.

Standard 2m x 2m pedestrian visibility splays should be provided either side of the access and a gate on the highway boundary should be resisted given the proximity of the junction and the risk of shunts whilst waiting for the gates to open/close.

If the access is approved then a boundary treatment should be provided to ensure no vehicles can access the site directly from Whitehill Road.

As presented there is inadequate information to make a judgement.

Comment 2 (15/02/2022) - When someone submits a tracked/swept path drawing they are supposed to include details on the size of vehicle chosen, so we know it's a reasonable assessment.

In this case there is room to spare, so I'll accept as shown and raise no objections.

Neighbouring properties

Seven surrounding properties were consulted and one representation was received. There was one representation received from a neighbouring property. The neighbour commented that the development was undertaken without planning consent, and has since been used for vehicular parking during that period, even though it is a breach of planning. Although these points are valid reasons, they will not form a basis for this determination, the Local Planning Authority have been monitoring the development through the Planning Enforcement team.

The consultation period expired 8th February 2022.

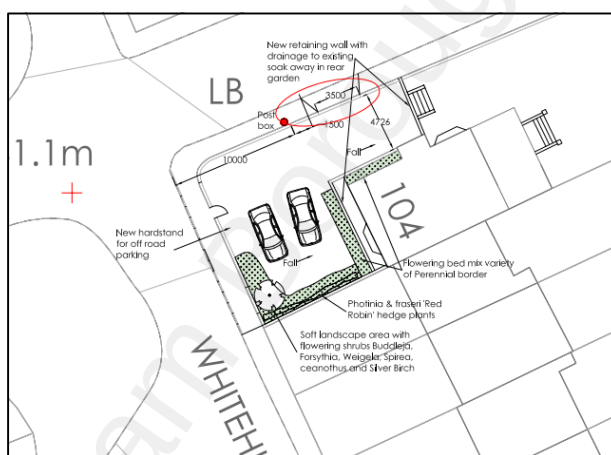
Preliminary Matters

The front garden of the property was cleared and the front boundary was removed in 2020. This area has been used for informal parking and had numerous applications submitted to the Local Planning Authority for the erection of a boundary wall and creation of a vehicular crossover.

An application was permitted in 2020 by the Local Planning Authority for a crossover onto Whitehill Road (ref. 20200240). There were no objection from Kent County Council (KCC) Highways or the Council's Highway Officer for the proposed crossover; however KCC's vehicle crossing team refused the dropped kerb application. A further application was then submitted (ref. 20201102) and refused by the Local Planning Authority for the following reason:

1. *The proposed crossover represents a highway hazard by virtue of proximity to a junction and impeded visibility splays which conflicts with advice in Kent County Councils Vehicle Crossing Guidance and Self-Assessment (2018), and represent a safety issue contrary to Policy CS11 (Transport) of Gravesham's Local Plan Core Strategy (2014), saved policy T5 of Gravesham Local Plan First Review (1994) and the Council's Planning Guidance Note 6: Planning Policy for Vehicular Accesses to Classified Highways.*

In order to be granted permission to overcome the reasons for refusal on the previous applications, the proposed crossover has been relocated onto Lamorna Avenue.



Officer's Analysis

Design, Character and Appearance

104 Whitehill Road is an end of terrace property located on the corner of Whitehill Road and Lamorna Avenue. The property has a large front garden which is entirely block-paved. The application is for the retention of the hardstanding, the erection of a boundary wall and the installation of a vehicle crossover.

The front garden, prior to development, was characterised by soft landscaping with a mature shrubs and trees as well as a large lawn space. The garden was framed by a low boundary fence and contributed greatly to the appearance of the street scene due to its prime location on the junction and its size. Unfortunately, the development has removed much of the aesthetic value and replaced it with a harsh overdeveloped concrete façade.



This proposed frontage will reintroduce some soft landscaping along the front and side boundaries, which is considered acceptable and will improve the visual appearance of the development significantly.

The driveway will visually improve the quality of the street scene, reinstates biodiversity and landscaping to soften the impact and is constructed using quality materials. As such the proposal complies with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposal is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

The application causes no material impact on the amenity of neighbouring properties in terms of outlook, privacy, light or sense of enclosure and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

The proposed crossover has been relocated to the side of the property, on Lamorna Avenue. It is 11.4m from the junction of Whitehill Road and Lamorna Avenue. Kent County Council vehicle crossing guidance (2018) states that the minimum distance of an access from a junction should be 10m to reduce the likelihood of hazards and collisions. Therefore, in terms of proximity the access proposed is acceptable.

The KCC vehicle crossing guidance (2018) also establishes requirements for visibility splays. A visibility splay of 2mx2m should not exceed a height of 600mm in an area regularly used by small children, but should otherwise have a height of 850mm. The agent was contacted regarding the height of the columns adjacent to the access, in the revised elevation drawing ('104WHR/A3/07A') the columns have been removed and the height of the boundary walls reduced to 850mm in order to provide acceptable visibility splays.

There were initial concerns with the proposed access in terms of width and manoeuvrability. The width between the boundary wall and property was raised as a potential issue by the Highway Officer, and as such swept path analysis drawings were requested. This drawing demonstrates that the driveway and access would be viable.

Lastly, the gates have been removed from the access. The gates were considered to be a hazard and increase the likelihood of collision by virtue of vehicles waiting on the highway to enter the property. These were removed in the revised elevation drawing ('104WHR/A3/07A').

Overall, the proposal is considered to comply with highway guidance and is in accordance with Policy CS11 (Transport) LPCS (2014), saved policy T5 of Gravesham Local Plan First Review (1994) and the Council's Planning Guidance Note 6: Planning Policy for Vehicular Accesses to Classified Highways.

Conclusion

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

The new access complies with highway guidance; it is an acceptable distance from a junction, provides good visibility splays and is viable in terms of manoeuvrability. The development will reintroduce biodiversity and soft landscaping, which serve to improve the quality of the street scene and mitigate the harmful impact of the driveway. 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 March 2022	Dated:	15 March 2022