

2.5 REFERENCE NO - 22/501387/FULL		
APPLICATION PROPOSAL Installation of a Dropped Kerb to accommodate a front driveway		
ADDRESS 2 All Saints View Seasalter Road Graveney Faversham Kent ME13 9EB		
RECOMMENDATION -Grant subject to conditions		
REASON FOR REFERRAL TO COMMITTEE Parish Council Objection		
WARD Boughton And Courtenay	PARISH/TOWN COUNCIL Graveney With Goodnestone	APPLICANT AJE Properties AGENT
DECISION DUE DATE 06/06/22		PUBLICITY EXPIRY DATE 17/05/22

1. DESCRIPTION OF SITE

- 1.1 2 All Saints View is a two storey semi detached property located outside the built area boundary. There is existing gravel drive to the front and a private amenity space to the rear.
- 1.2 The surrounding area is characterised by semi detached properties of a similar scale and design.

2. PROPOSAL

- 2.1 This application seeks planning permission for insertion of a dropped kerb to allow vehicular access to the property. The existing drive will remain and the proposed dropped kerb would measure 3m in length.

3. PLANNING CONSTRAINTS

- 3.1 Potential Archaeological Importance

4. POLICY AND CONSIDERATIONS

- 4.1 Development Plan – Bearing Fruits 2031: The Swale Borough Local Plan 2017 policies

CP4: Good design

DM14: General development criteria

5. LOCAL REPRESENTATIONS

None

6. CONSULTATIONS

- 6.1 Graveney and Goodnestone Parish Council made the following comments:

'The Parish Council wishes to raise their objections to this application on grounds of road safety. The design of this application means that if applicant drives in they will be required to reverse out onto the busy main road. There is scope to have a parking bay in the applicants front garden going over the side footpath (not roadside) not the existing car park where there is room to turn the car.'

There are very limited footpaths in the village and by having the dropped kerbs makes navigating the footpath more hazardous for those who are disabled or mums and their prams.

Lastly the council would like to point out that they objected to a new vehicular access next door but one (Marshview) and this was upheld by Swale.'

6.2 KCC Archaeologist confirmed that no archaeology measures are required in connection with the proposal.

6.3 KCC Highways and Transportation commented

'whilst the proposal does not include turning facilities to enable a vehicle to enter and exit the site in forward gear, it is noted that the neighbouring property of this pair of semi detached houses already operates a similar access, and on balance it would be preferable to remove a vehicle from parking on-street in this location.

Consequently, I have no objections to the proposals subject to the following requirements being secured by planning conditions attached to any planning permission granted.'

7. APPRAISAL

7.1 I consider the key considerations in the determination of this application are the effects upon highway safety and the character and appearance of the area.

7.2 The application proposes a dropped kerb on a classified road, which the Parish Council have objected to, on highway safety grounds. However, Kent Highways raise no objection subject to the conditions set out below.

7.3 I note the existing shingle area has ample space to provide two parking spaces which falls in line with the SPD dimensions 5m x 2.5m.

7.4 The adjoining property benefits from off road parking and a vehicle crossover, also the off road hardstanding parking area is already in situ. Although there is no planning history for the vehicle crossover next door, I consider that this alteration would be in keeping with the existing streetscene and would remove on street parking as an alternative, which is considered to be a benefit.

8. CONCLUSION

8.1 Taking the above into account, I do not consider that the works would give rise to any serious highway safety or amenity concerns and therefore recommend that planning permission should be granted.

9. RECOMMENDATION

GRANT Subject to the following conditions

CONDITIONS

(1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The vehicle crossover shall not be installed until details of the measures to prevent the discharge of surface water onto the highway have been submitted to and approved in writing by the Local Planning Authority, and the works shall be implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience.

- (3) The vehicle crossover shall not be installed until a scheme for the provision of a bound surface for the parking area has been submitted to and approved in writing by the local planning authority, and such works have been completed on site in accordance with the approved details.

Reason: In the interests of highways safety, to prevent loose material from the parking area being displaced onto the highway.

INFORMATIVES

- It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway,

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

