

DESIGN AND ACCESS STATEMENT

LOCATION : 26 –A, St Georges Crescent Gravesend Kent DA12 4AR

WORKS:

Change of use of Garage into the out building storage and Replacement of car parking space to the front garden .

BACKGROUND

GRAVESHAM BOROUGH COUNCIL, the Local Planning Authority under the Town and Country Planning Acts, has GRANTED PERMISSION (20190737) for development of land situate at: 26 St Georges Crescent Gravesend, Kent DA12 4AR and being erection of a new 3 bedroom dwelling with garage, parking spaces and associated work.

The proposal was developed as per approved plans in condition -2 with following amount of development

- 1- 3 Bedroom Dwelling house
- 2- 2 Garages for existing dwelling & New Dwelling
- 3- 3 additional car Parking spaces

Two car parking spaces are situated along middle land situated in between existing dwelling & newly proposed dwelling along St. Georges Crescent (referred to approved site plan FV-2020-01).

One of the car parking spaces was approved while taking space from rear garden of newly approved dwelling house, while having access through the side alleyway.

Planning approval No. 20201062 for minor material amendment for the replacement of a car parking from rear garage of No.26 (Original house), was granted on 1 February 2021.

PROPOSAL

REPLACEMENT OF CAR PARKING SPACE

It is being proposed to remove the car parking space from the back of the proposed dwelling house No 26-A and provide it adjacent to the 3 car parking spaces along the St. Georges Avenue (Please see the attached plan No-FV-2023-03)

There is enough space available to the front garden of property situated at 26-A St Georges Crescent to add one more parking space while keeping visibility splays and

landscape as per approved plans in condition -2 of Approval 20190737.

There exists the drop kerb for these car parking spaces.

Photographs showing front garden



This amendment will increase the rear garden area for the proposed dwelling house. There exists another benefit of replacing the position of car parking space, that it will improve the safety of the pedestrians, neighbours which will be using alleyway to access their properties.

The Location of car park along the rear of the newly developed dwelling house as per approved plans was complex. It was especially hard to make vehicle exit in forward gear due to narrow alleyway.

The consultation was making with the neighbours for such amendment; they appreciate this amendment, because this will help to reduce the nuisance and noise for adjoining properties.

The provision of car parking into front garden is not out of character of the street

scenes, townscape of the area.



The replacement of car parking space will not affect the amenity space, bins space, and other related functions within the dwelling houses, while use of garage as out building storage.