



To: **Planning Reps**
From **Highways Development Management Officer**

Date 27th April 2022

Your Ref 20220445
Location 156 Wrotham Road, Gravesend, Kent, DA11 7LB

The proposal for a carriage crossover gets an automatic recommendation of refusal.

1. Building Regulations do not permit a soakaway within 5 metres of the highway or a building, as the front garden is not in excess of 10 metres this cannot be complied with.
2. Wrotham Road is the A227 and so PGN6 applies which requires all properties to have on site turning to permit a vehicle to enter and leave the highway in forward gear. There is insufficient space
3. The east side of Wrotham Road can be heavily parked and the emergence of a vehicle with limited visibility between parked cars on a busy road could present a highway safety issue.

It is noted that some properties may have a carriage crossover, but a random check on the history of these properties has not revealed any planning permissions being granted. The agreement to any access could present a dangerous precedent for future applications and given the above I cannot see any reason why a dropped kerb would be acceptable

Les Seaborn
Highways Development Management Officer

