



Planning, Design, and Access and Heritage Asset Statement

project:



Proposed use of existing forecourt for the off-street parking of two cars

Location

62 Wrotham Road
Gravesend
Kent
DA11 0QF

The Hoo Hook Green Meopham Kent DA13 0HP

T: 01474 814196 F: 01474 813894 M: 07771 863940 E: office@wardassociates.co.uk
W: wardassociates.co.uk S: rogerwardassociatesltd.co.uk



date:

September 2024

authority:

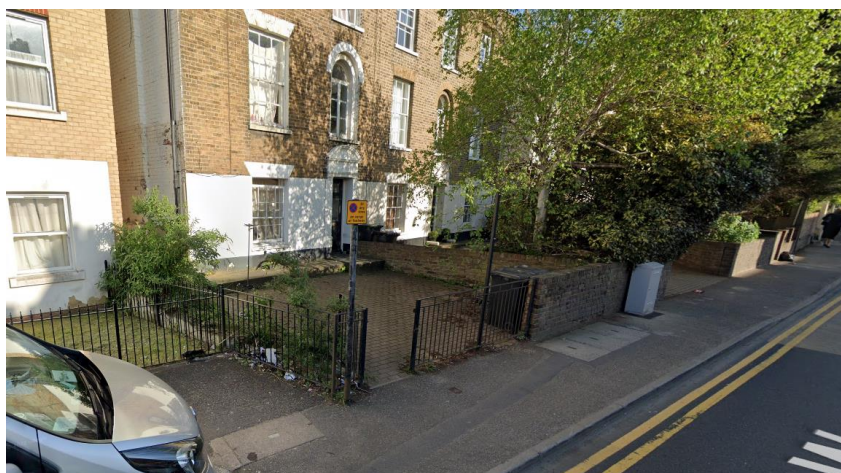
Gravesham Borough Council

a principle:

1. The purpose of this application is to seek approval to park two cars on the existing block paved forecourt. Which had taken place for a period of approx 5 years until recently. It was unknown by the present owner that there had been enforcement action to prevent forecourt parking in 1994 as detailed below. It was the owner's assumption that as the adjoining dwelling has similar forecourt parking in the front of a similar listed building it would be acceptable as well.
2. The owner/applicant therefore considers that as forecourt parking is an acceptable principle next door that policy considerations must be different to those in 1994 some 30 years ago as forecourt parking is continuing at number 64 without any restrictions. It is considered that the same principle of acceptance should now apply to number 62 and not be controlled by a 30-year-old enforcement notice.
3. The scope of works includes the removal of a railing and gate and repair of existing brick wall.

b amount:

1. From the planning history of this site, the site is subject to an Enforcement Notice dated 7 June 1993 which required the unauthorised vehicular access to be stopped up. The Enforcement Notice was upheld on appeal on the 1 February 1994 and subsequently complied with on the 6 December 1994. The site had fixed railings installed with a pedestrian gate with the remaining wall being in situ. The arrangement was as the image below (google street view May 2018)



2. I can confirm that the block paved front forecourt had been used for the parking of two cars for a period of at least 5 years from early 2019, until recent enforcement action under Gravesham ref 23/0156/SEC215. A railing was reinstated, and forecourt parking ceased following recent refurbishment works to the dwelling similar to the 2018 photograph.

3

c layout:

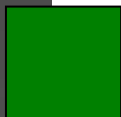
1. The proposed layout for the parking remains as existing without any works required.
2. It is intended to apply for a formal crossover should consent be forthcoming, which could be dealt with by condition.

d setting:

1. 62 Wrotham Road is a Grade II Listed Building located on the eastern side of the highway but is not within a Conservation Area. The property forms one of a pair of semi-detached Listed Buildings.
2. The listing description for the property is as follows:
Early C19. 3 storeys and basement brown brick. Stuccoed ground floor. Parapet with stone coping. 5 sashes in all with glazing bars intact. First floor has 2 round-headed sashes. Doorcases have curved pediments and pilasters. Nos 62 to 70 (even) form a group. (Nos 66 to 70 (even) are local interest

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buildings).

e
appearance:

CONCLUSION:

1. The proposed works would be as the headline photo to this statement taken in March 2023.
2. The redundant gate is proposed to be removed and brick boundary repaired which protects the existing front bin store area.
1. Based upon the foregoing considerations, it is respectfully requested that planning consent should be issued in due course.