



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

Date 30th November 2022

Your Ref 20221211

Location 180 Singlewell Road, Gravesend, Kent, DA11 7RB

I note this is an application for a second access to an existing property. Kent County Council have recently revised their guidance on providing carriage crossovers and this will be referred to in this consideration as it differs to previous advice.

Until recently, Kent County Council would not agree to a second access, as they considered the more accesses the greater the danger to road uses.

3. Separate entrance and exit

The general rule is that increasing the number of points on a highway where vehicles turn, increases the potential for traffic conflict. Therefore, applications for two access crossings to a single property, or a second access point where one already exists, will not normally be approved for domestic dwellings unless there is strong evidence that it will add significantly to highway safety.

For such applications to be considered, the applicant will need to show:-

- How a second access will add to the safety of the access arrangements
- Why such added safety cannot be achieved from a single access, or by improving or repositioning an existing access.

Vehicle Crossing Guidance and Self-Assessment published October 2018.

However, this has been replaced by; Dropped Kerb:- Application Guidance September 2022

4/ Separate Entrance and Exit

You may apply for a separate entrance and exit or an additional access point where one already exists, but the general rule is that increasing the number of points on a highway where vehicles turn, increases the potential for traffic conflict. We will assess the site on its own merit and will only be granted if there is no significant impact to on street parking demand.

If your property already has a dropped kerb, we will not approve a second dropped kerb unless there is sufficient space within the boundary of your property to drive a vehicle on and off your driveway in forward gear and in one continuous movement. The minimum measurement of your frontage must be 15m width by 4m depth. Your application will be refused if you do not have sufficient space. Each access will have a maximum of 4 flat kerbs and your existing access may need to be altered to achieve this at your own cost. There will need to be a minimum width of full height kerbs between the two accesses of a minimum of 4.5m.



In this section of Singlewell Road, properties tend to have their own off-street parking so on street parking demand is limited. The next thing to consider is the width and depth of the frontage, this exceeds the minimum requirements of 15 metres wide by 4 metres deep and the distance between access points exceeds 4.5 metres. Given the new access will have pedestrian visibility splays and not have a gate, there is considerable advantage to having the second access, particularly if the occupant of the property uses the new access as an exit with the existing access being used as an entrance only, but that is a matter of choice.

I have no objections.

Les Seaborn

Highways Development Management Officer

Gravesham Borough Council