



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

Date 27th April 2022

Your Ref 20220440

Location Rear Of 8 Burch Road, Northfleet, Gravesend, Kent DA11 9NG

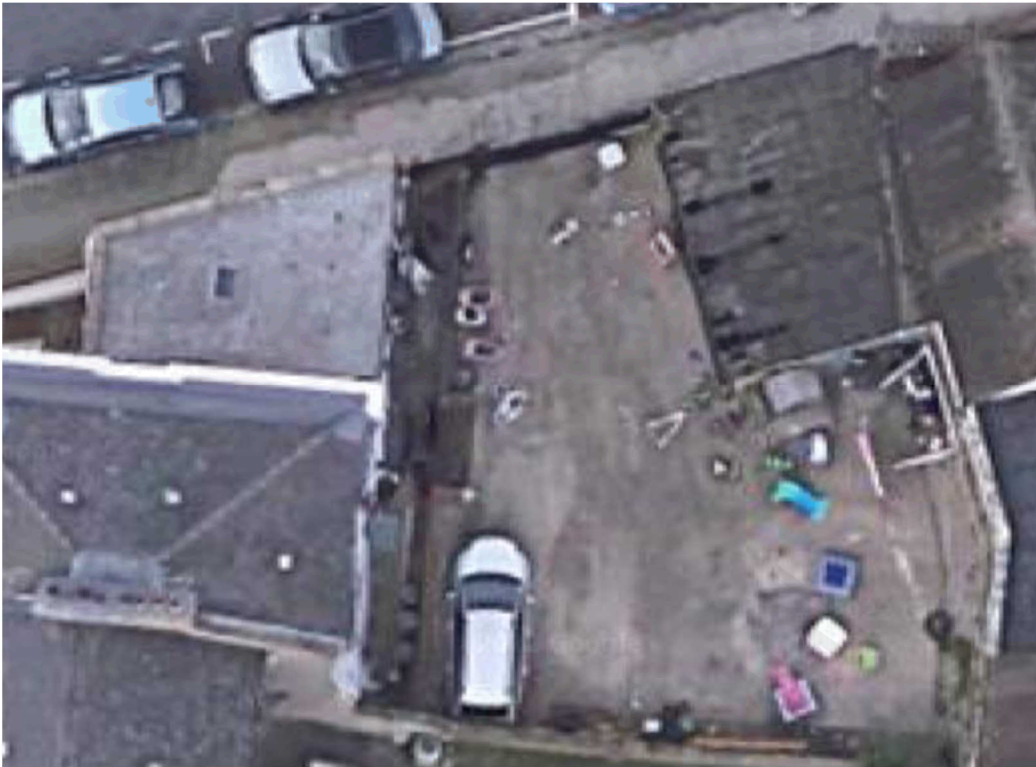
I note from the planning history for this site, two applications have been approved which permitted the dwelling at 8 Burch Road to be converted into flats with the rear yard being allocated as car parking. If either of these proposals have been implemented then the application site is the parking area for the flats at 8 Burch Road and should be retained as such, even if current residents do not use the parking facility it does not mean the future residents will not require it.

If there are no planning controls on the site, then the proposal has to be considered on its merits. Two flats would require two car parking spaces and two secure cycle parking spaces, one per flat. The vehicle parking spaces also require 2m x 2m pedestrian visibility space either side of the parking spaces, whilst this can be achieved to the east, it cannot to the west. It is noted that any existing access does not benefit from pedestrian sight lines, the application suggests the site is vacant and has no vehicle movements.

I note looking at Google Street View dated December 2020 a car was parked on site

Car roof





Satellite image, no date.

On balance and subject to there being no planning controls on the use of the land. Two flats is not going to generate a significant number of vehicle movements, given there is an existing access which can be reused at any time, insisting on pedestrian visibility splays however desirable it may be, may not be justifiable in planning terms and a splay will be gained to the east so overall there is a benefit. Therefore subject to two secure cycle parking spaces being available and there are no planning controls I have no objections.

Les Seaborn
Highways Development Management Officer