



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 13 March 2024

Our Ref: AC

Application - GB/20240121

Location - 97 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

Proposal - Erection of a single storey side extension with the creation of the new front vehicle crossover with engineering operations to alter front land levels and a new front balcony.

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

It is noted that the proposals have been revised from the previous application for this location. The driveway will now provide a parallel parking space for one vehicle. Kent County Council's residential dropped kerb guidance advises that the driveway should measure a minimum of 6m in width by 3m in depth, to provide a parallel parking space. There is therefore sufficient room to provide this and I am satisfied that providing a parallel parking space will ensure that a vehicle will not overhang the footway when parked on the driveway.

The pedestrian visibility splays have been drawn incorrectly on the submitted plans, as the splays should be contained within the boundary of the site. However, I am satisfied that 1.5m x 1.5m pedestrian visibility splays can be achieved and these should be conditioned.

Please advise the applicant that they will require the separate consent of KCC Highways Vehicle Crossing Team, for the construction of the vehicle crossover within the public highway. The applicant should note that they will require 6 drops and 2 tapers for a parallel parking space, to ensure there is sufficient room to safely manoeuvre on and off the driveway.

Subject to the above and provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

- Provision and maintenance of 1.5m x 1.5m pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.

- Provision of measures to prevent the discharge of surface water onto the highway.
- Provision and permanent retention of the vehicle parking space shown on the proposed plans prior to the use of the site commencing.

Planning permission does not convey any approval for construction of the required vehicular crossing, or any other works within the highway for which a statutory licence must be obtained. Applicants should contact Kent County Council - Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 03000 418181) in order to obtain the necessary Application Pack.

Informative: It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:

<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

Yours Faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.