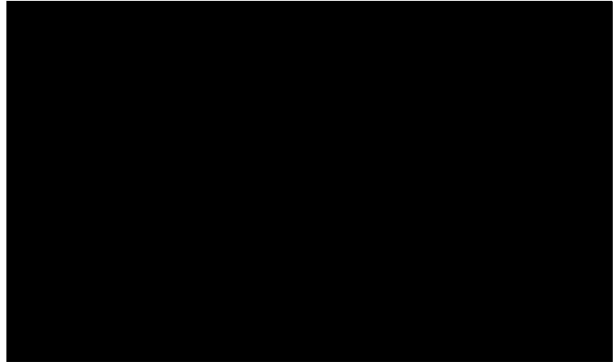




Ms W Lane MRTPI For the attention of Cameron (validation officer).
Assistant Director (Planning)
Planning Service
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Madam,

Proposed Vehicle X-Over Fronting onto a Classified Road. Plus a Householder Application for a Loft Extension and Rear Annex. 5 Forge Lane, Higham. ME3 7AS.

Following on from the response from KCC Highways which is a holding objection plus neighbours concerns we are writing to you to clarify the various aspects.

Site Details – For the Crossover

We enclose drawing 208 in *Appendix 1*. This highlights the short distance between the house and the footway, including the steps to the front door. The vehicle tracking exercise confirms that widening the crossover would not permit room to park a vehicle. The tracking also shows the 5m depth to where the crossover will be provided. On street parking, plus on footway pictures are included in *Appendix 2*. We therefore seek KCC to withdraw their holding objection.

As an aside when we visited site twice at varying times of day we had to park over 300m to the north in a layby for local shoppers to the food outlet units. Car parking issues have also been highlighted by local residents. The worst case scenario would be the householder and family parking 24/7 out side the property and that may affect the local shops.

Local Objections – Size of the Extension - Annex

The objections or comments are summarised below.

1. The Dicken's Country Protection Society have no objections but seek conditions to ensure the annex use is ancillary to the main use of the dwelling.
2. Objections due to daylight aspects. The loft design replicates a design 3 doors to the south. The sun rises in the east and swings south to the west. The loft

alterations do not affect sunlight. The single-story extension replicates the neighbours extension southern side, is no further out than the proposal. The annex is single story and again is located in a position that has no impact upon light.

3. Objections due to size. The Permitted Development legislation permits up to 50% of a garden area can be developed with no requirement for planning permission. The design could have had a pitched roof with a reduced eaves height.
4. There is concern re overlooking. Again, readily resolved by a condition relating to opacity of the side loft windows can be attached to the permission. However, the loft windows are set back close to the current loft hence overlooking issues are not possible. Frosted glass could also be provided.
5. Noise concerns. The house owner could have noisy dogs, and aviary etc just now. Noise is an Environmental Health aspect. It does not relate to the proposal.
6. KCC Highways have a diktat that only one access/crossover be provided to a property. This goes back to before the early 80's but KCC have never clarified why? They do not have a policy nor do they use it in appeals. It does not affect road safety.

Summary and Conclusions

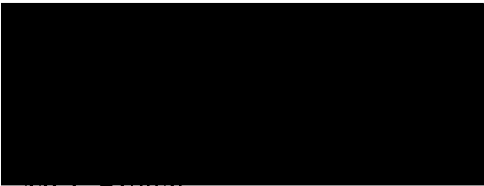
We are applying for permission so that when we apply to KCC for a light duty crossover, upon approval it will be permitted. The tracking exercise confirms widening the crossover would not permit an additional car to park to the front. Visitors do and would have to park 300m away on regular busy days. We show this in our photographs.

The alterations to the dwelling proposal will reduce on street parking, which is at a premium in the area. It will also provide a more visible crossover so that drivers will not park in front of the driveway. There is one post in the footway nearby which makes no difference.

The proposal, loft annex and extension replicates adjoining alterations and lofts as shown in previous photographs in our submission.

The development, annex could have been much larger using PD permission, however it is of a reasonable size.

The development accords with planning policy plus NPPF guidance plus NHS guidance on an active life life style. It provides an office space in a world since 2020, where many Government and local government officers work from home in unhealthy environments due to using rooms not designed for office use. We therefore seek approval for a development for a large family.

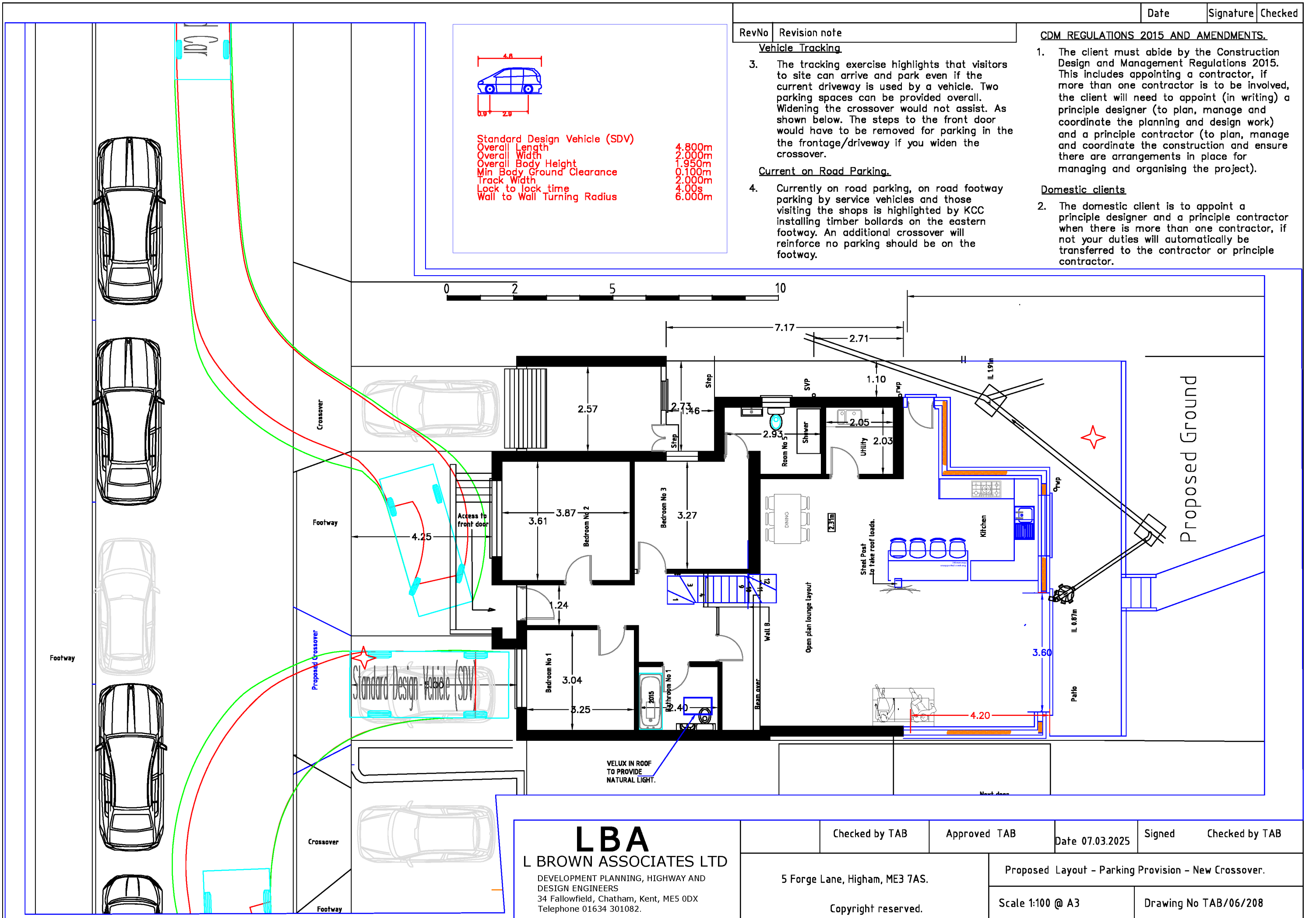


MR L BROWN

CC Client Enc Drawing 208.

APPENDIX 1

Drawing TAB/06/208



LBA
L BROWN ASSOCIATES LTD
DEVELOPMENT PLANNING, HIGHWAY AND
DESIGN ENGINEERS
34 Fallowfield, Chatham, Kent, ME5 0DX
Telephone 01634 301082.

Checked by TAB	Approved TAB	Date 07.03.2025	Signed	Checked by TAB
5 Forge Lane, Higham, ME3 7AS.		Proposed Layout - Parking Provision - New Crossover.		
Copyright reserved.		Scale 1:100 @ A3	Drawing No TAB/06/208	

APPENDIX 2

Photos – On Street/On Footway Parking

Photographs – Forge Lane



Photo 1 On Street parking.



Photo 2 – On footway parking.



Photo 3 On road parking



Photo 4 On road and footway parking.



Photo 5 On road parking.



Photo 6 Parking area 300m north of 5 Forge Lane. Parking is at a premium.