



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 20 September 2021

Application - GB/20211094

Location - 51 London Road, Northfleet, Gravesend, Kent DA11 9JR

Proposal - Erection of a single storey rear extension and change of use from a single dwelling (C3) into an 8 bedroom House of Multiple Occupation (Sui Generis).

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

To date, KCC has no parking standard for houses of multiple occupancy, although GBC may well have introduced their own standards. Opinion across the country is varied on the number of parking spaces that should be provided - between 0.2 spaces and 1 space per bedroom.

It would appear from the drawings submitted that only one vehicle parking space is proposed and 4 cycle parking spaces. It is suggested that this level of parking is inadequate on both counts and should provide at least 2 vehicle parking spaces and 8 cycle parking spaces. However, it is recognised that the location is well served by public transport (buses) and there are bus stops available immediately outside the property and well as parking restrictions along London Road (but side roads nearby are not similarly restricted and the proposed use may add to the parking pressures already in those roads.

It may be possible to apply a condition that any occupants of the HMO property shall not own cars but this would be difficult to enforce.

Further information should be submitted regarding the level of vehicle and cycle parking proposed and how the applicant is able to justify those numbers. Without this further information it is recommended that the application should be refused on lack of both vehicle and cycle parking grounds.

INFORMATIVE: 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 where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

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 road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil. Information about how to clarify the highway boundary can be found at <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such 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.

Yours faithfully

David Barton
Senior Development Planner