



Gravesham Borough Council

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Highways and Transportation

Ashford Highway Depot
4 Javelin Way
Ashford
TN24 8AD

Tel: 03000 418181

Date: 29 December 2022

Our Ref: AC

Application - GB/20221104

Location - 373 Valley Drive, Gravesend, Kent, DA12 5TA

Proposal - Proposed loft conversion with insertion of 5 no. rooflights and conversion of the roof space into habitable rooms, together with the formation of vehicular crossover and excavation of part of the front garden to facilitate the creation of a hardstanding with retaining walls

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

Clarification is required as to whether the existing access and parking area will still be utilised, should the new driveway be approved.

There is a traffic island with flexa bollards, located within close proximity of the proposed access. The applicant should therefore supply vehicle tracking details for a large family saloon car, to demonstrate that the island will not impact safe access and egress to the parking spaces. As Valley Drive is a classified Road, vehicles should ideally reverse onto the driveway, in order to exit onto the highway in a forward gear.

The applicant should be advised that should a full planning application be approved, they will still need to apply to the Vehicle Crossover Team at KCC, to gain the relevant permissions to install the approved crossover. They would also need to be consulted on any works to the traffic island or the possible relocation of the street lighting column, near the proposed access. It should be noted that if any works are required, this would be at the expense of the applicant. The applicant may therefore wish to consider submitting an alternative plan, where the additional parking can be provided, without the need for the proposed adjustments to the vehicle crossing.

The proposed plans show that a porous material is to be used for the driveway. However, a bound surface will be required for the first 5 metres of the access from the back of the highway boundary, to prevent the spread of any loose material onto the public highway. The provision of measures to prevent the discharge of surface water onto the highway will also be required.

There appears to be a BT cover within the proposed vehicle crossover and there is also a water hydrant marker on the wall. To ensure any potential issues relating to these services are addressed, BT and Southern Water should also be consulted on these proposals.

Valley Drive has a heavy footfall for pedestrians and I am pleased to note that 2m x 2m pedestrian visibility splays have been shown on the submitted plans. There should be no obstruction within the splays over 0.6m.

I look forward to further information being submitted to assist me in determining this application from a highway perspective.

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.