



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

Date 4th January 2024

Your Ref 20231312

Location 7 Denesway, Meopham, Gravesend, Kent DA13 0EA

It is noted that a garage is proposed, however the garage cannot be considered suitable as a parking space suitable for a modern car given its size some 2.4 metres wide by 5.1 metres deep with an inward opening pedestrian door.

The adopted guidance KCC SPG4 for a single vehicle garage is 5.5 metres long by 3.6metres wide, this is to provide reasonable pedestrian access around the vehicle. The minimum width would be 2.9 metres, this would still provide reasonable room to open the car doors and squeeze pass the vehicle with a depth of 5 metres, but at that depth, access to the front or rear of the vehicle depending on how it was parked would be restricted. (2.9 metres consists of a 2.5 metre parking space plus 200mm either side to replace the space that would usually be borrowed from an adjacent parking space when opening the door or passing down its side.) (Note a KCC standard parking space is 2.5 metres wide x 5 metres to allow for the increase in vehicle sizes since the more common requirement of 2.4m x 4.8m was set in Design Bullitin 32 Second Edition April 1992 or earlier guidance.

However, the applicant has solved the problem of the garage being inadequate by having a double width driveway, which should be served by a double width carriage crossover as shown on the Roof Plan drawing, but not currently constructed.



Existing situation 04012024.

To ensure nil detriment, the applicant should construct a bound permeable paved driveway for two vehicles side by side with suitable pedestrian access to the property and a double width carriage crossover, prior to commencing the other works.

Les Seaborn
Highway Development Management Officer

