



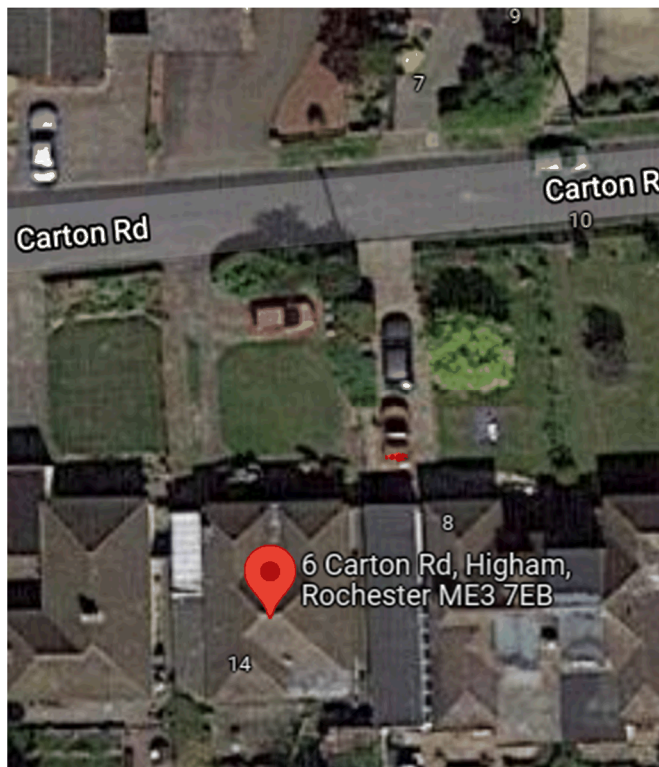
To: **Planning Reps**
From **Highways Development Management Officer**

Date 24th November 2021

Your Ref 20211358

Location 6 Carton Road Higham Rochester Kent ME3 7EB

This application requires very careful consideration as whilst not conforming necessarily exactly to current requirements, there is/was a pre-existing situation.



Although the google images appear to be at odds with the application, as it demonstrates there is/was a parking space parallel to the road, rather than a soft landscaped area.

To be acceptable in highway terms, no part of the new garage should be within 2.4 metres of the highway to protect vehicular visibility splays and nothing over 1 metre in height should be between the building and the highway. This will require a slight repositioning of the garage or reduction in size and a relocation of the bin store. This would be a considerable improvement on the existing situation.

It is noted that it is proposed to install gates and whilst this is generally disliked in highway terms unless set back from the highway edge a sufficient distance to accommodate any arriving or leaving vehicle plus an allowance for pedestrian access to the gate. Given the property is in a small cul-de-sac where the road is of reasonable width having the proposed arrangement should not result in any significant problems. It is however noted there may be conflict with the gates and the garage door and this should be resolved by the use of asymmetrical gates or repositioning the garage. (Possibly within the proposed structure by interchanging the garage and office location.

Cabling to support a future electric vehicle charging point should be installed as part of any development.

With suitable modifications there will be no objection to the proposal.

Les Seaborn

Highway Development Management Officer

Gravesham Borough Council