



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

Date 12th March 2024

Your Ref 20240221

Location 14 Westfield Close, Gravesend, Kent, DA12 5EH

I would recommend refusal of this application. The property increases in size from a two (potentially three if the study is used) bedroom to four bedroom with the loss of the garage.

The National Planning Policy Framework no longer supports maximum vehicle parking standards and so Gravesham's adopted policy is out of date. The only local guidance that is available is issued by Kent County Council as Highway Authority and whilst not adopted by Gravesham does form part of the Kent Design Guide and the parent document has been adopted by Gravesham Borough Council. Interim Guidance Note 3 Residential Parking of the Kent Design Guide states on average a 2 bedroom property should have a minimum of one space increasing to an average of 1.5 spaces for three bedrooms and 2 spaces for four or more bedrooms.

Looking at the Google Street View Images it can be seen that on street parking can be in demand in the area, with vehicles parking in the turning area to the detriment of vehicle movement potentially forcing vehicles to reverse on to main carriageway.



Google Street View October 2008



Google Street View July 2012



Google Street View May 2018



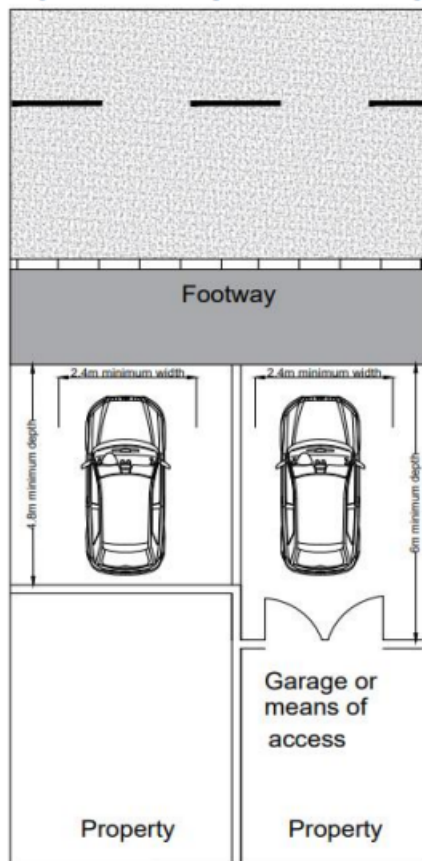
Google Street View November 2022

Please note these are snap shot images and do not necessarily reflect peak time for parking.

In the interests of nil detriment, I would recommend refusal of this application.

The applicant should note the front garden does appear to be of sufficient depth to readily accommodate a parking space, so the garage needs to be retained with a minimum driveway length of 6 metres to comply with current guidance, (5 metres absolute minimum as the current situation does not appear to provide the 6 metres currently required). Note this is driveway length and does not include any overhang of the highway.

Diagram A & B: Perpendicular Parking



Residential Dropped Kerb Guidance and Self-Assessment v9

www.kent.gov.uk May 2023

https://www.kent.gov.uk/data/assets/pdf_file/0003/139485/Dropped-Kerb-Application-Guidance.pdf

Les Seaborn
Highways Development Management Officer