



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

Date 7th September 2022

Your Ref 20220954

Location 2 Chilton Drive, Higham, Rochester, Kent ME3 7BW

The proposal increases the number of bedrooms from 2 to 3 and whilst Gravesham car parking guidance is maximums, this is a dated approach and modern thinking suggests that some car parking should be provided to meet the need of the residents. Kent County Council revised their car parking guidance in 2008. For a rural area a 2 bedroom property would have required on average 1.5 parking spaces whilst a 3 bedroom property requires 2 spaces. In a suburban area this reduces to 1 and 1.5 spaces respectively. So in both cases we are looking at half a parking space.

Looking at Google Street View, partial pavement parking appears common due to the width of Chilton Drive and it is something that needs to be deterred and not added too.

Therefore despite the minimal increase in parking demand, I can only recommend refusal due to detriment of the passage of pedestrians caused by potential pavement parking. The property is not considered to be suitable for the provision of off street car parking due to its location on a junction and the depth of the garden. However, I am mindful of the situation regarding Gravesham's adopted supplementary planning guidance and accept a refusal on the provision of a car parking space in isolation may not be sustainable at appeal.



Google Street View October 2008



December 2020

Les Seaborn
Highways Development Management Officer

