



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 6 December 2023

Our Ref: AO

Application - GB/20231051

Location - 388 Rochester Road, Gravesend, Kent, DA12 4TT

Proposal - Extension to existing dwellinghouse to create building, containing 2no. semi-detached dwellinghouses.

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

The application proposes the extension of the existing 4 bed dwelling to create an additional 3 bed dwelling.

In accordance with the requirements of Kent Residential Parking Standards (IGN3), 2 parking spaces should be provided for the 3 bedroom dwelling in this location and 2 spaces retained for the 4 bed dwelling.

It is proposed both dwellings will utilise the existing gated access to the shared parking area and double garage, so this can be fully assessed, a revised plan, preferably using a 1:200 scale should be submitted. The plan should demonstrate the parking spaces available, they should measure 2.5m x 5m, if tandem parking spaces are proposed, the length of the second space should be increased to 6m.

Garages are not counted towards the allocated total of parking for each dwelling as they are so often used as storage and are filled with any number of things other than a car.

Secure, covered cycle storage is required, at a ratio of one space per bedroom for both dwellings and an electrical vehicle charging point is required for the new dwelling and should be shown on any revised plans.

I would be grateful therefore, if you would forward any amended plans or additional information to me for my further consideration.

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.