



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

Date 28<sup>th</sup> February 2024

Your Ref 20240121

Location 97 Vale Road, Northfleet, Gravesend, Kent DA11 8DB

This application is complicated by the distinct lack of any formal planning policy or guidance. There being only SPG4 issued by Kent County Council as adopted policy, whilst everything else is informal.

The proposal involves the undercutting of the front of the dwelling in the form of a balcony which will therefore have to be supported and as such I assume will be subject to Building Regulations. Consideration is therefore limited to the access and the driveway.

1. The driveway will be formed by a permeable surface and providing this is of the bound variety will be acceptable.
2. It is noted that the proposal only provides a 2 metre headroom under the building and this is a matter of concern. A current Range Rover has a height of 1.870metres, so whilst the vehicle could be accommodated there is limited clearance. Also, with such a low height there must be a question if hatch backs and estate cars can have their rear doors opened, whilst parked, which would encourage driving on to the drive in forward gear, which makes the exit more hazardous.

My suggestion would be with the balcony the proposal is unacceptable, the removal of the balcony considerably reduces the depth of the height restriction and makes the arrangement more acceptable and I would raise no objections, as the majority of vehicles could probably be reversed onto the drive with sufficient space to open the rear hatchback door.

Les Seaborn  
Highway Development Management Officer



