

Site: 22 Thong Lane, Gravesend, Kent, DA12 4LD

Introduction

The submitted householder planning application is for a proposed dropped kerb and vehicular crossover to the front of 22 Thong Lane, Gravesend, DA12 4LD.

Existing

The existing front of the site comprises of a mixture of soft landscaping and permeable block paving. The pre-existing frontage was a mixture of concrete hard standing, pebbles and soft landscaping.

It is to be noted the existing permeable block paving at the front of the site was installed under permitted development rights and therefore does not need planning permission.

The existing boundary treatments are a wall and hedge on the Northern boundary and currently no boundary treatments to the Southern and Eastern boundaries at the front of the property.

Proposal

The proposal is to seek planning permission for a dropped kerb with vehicular crossover to provide vehicular access from Thong Lane to the front of the site.

Permission and advice have already been sought from Kent County Highways who confirmed they do not believe the crossover needs planning permission. Please refer to copy of the letter submitted with the application documents.

The applicant has a visual impairment (documents can be provided for evidence of this should the Planning Officer require), and at present the family has to park along Thong Lane wherever they can find space. As Thong Lane can be a busy road during peak times, this is an extremely dangerous situation the applicant is faced with every day due to the visual impairment and having to cross the road with young children.

The existing driveway provides sufficient space for 2No. cars to be parked off-street with turning space to ensure the vehicles leave in forward gear, resulting in no impact on the highway. In order to provide access to the existing block paved driveway, a dropped kerb



and removal of a small section of grass verge is required, which will significantly improve the quality of life of the applicant by being able to park outside the front of the property.

The existing wall and hedge along the Northern boundary will remain as existing, and additional boundary treatments are proposed to the Southern and Eastern boundaries.

The Eastern boundary fronts Thong Lane and is currently open with no boundary treatment. It is proposed for there to be a low-level sleeper wall installed with planting to provide additional soft landscaping to the front of the property. The Southern boundary will also have a sleeper wall installed to divide the site and the adjoining property.

Precedents

There are numerous examples along Thong Lane of identical dropped kerb and crossovers to the one proposed at the site under this application, with the most recent to obtain planning permission at 32 Thong Lane, application reference: 20160589.

Examples of similar crossovers along Thong Lane below (taken from Google Streetview):



No. 32 Thong Lane, driveway, dropped kerb and crossover.





Richardson **Architectural**
D e s i g n s



Double crossover and dropped kerb found at No. 34 and 36 Thong Lane.



info@richardsonarchitectural.co.uk



(+44) 07875 426289



www.richardsonarchitectural.co.uk



Richardson **Architectural**
D e s i g n s



Driveway, dropped kerb and crossover at No. 38 Thong Lane.



info@richardsonarchitectural.co.uk



(+44) 07875 426289



www.richardsonarchitectural.co.uk



Richardson **Architectural**
Designs

Site Photos



Shaded area indicates the proposed crossover area and dropped kerb at the site.



info@richardsonarchitectural.co.uk



(+44) 07875 426289



www.richardsonarchitectural.co.uk



Richardson **Architectural**
D e s i g n s



The driveway of the site can be seen on the right-hand side of the above image, with the proposed crossover outlined in red.

Conclusion

The proposal will not cause any issues regarding Highways as the driveway has sufficient space for cars to be able to turn and leave in forward gear.

The crossover will be of a small width, similar to other crossovers along Thong Lane, therefore the small removal of the grass verge would not cause any impact on the landscape or appearance of the area and would be a very minor alteration.

Soft landscaping and front boundary treatments are being introduced to enhance the visual appearance and soften the overall look of the site when viewed from Thong Lane.

As there are numerous examples of identical crossovers and dropped kerbs along Thong Lane and immediately surrounding the site, it is therefore requested planning permission to be granted for this proposal also.



info@richardsonarchitectural.co.uk



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www.richardsonarchitectural.co.uk