



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

Date 19th October 2023

Your Ref 20231051

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

It is noted that this development has a planning history, although it was in 2009 when a previous application was submitted. Although since then the use of maximum vehicle parking standards is considered inappropriate as detailed in the National Planning Policy Framework Paragraph 108.

It is noted that the Kent Highway Services comments for application 20090099 made some assumptions which may or may not be true.

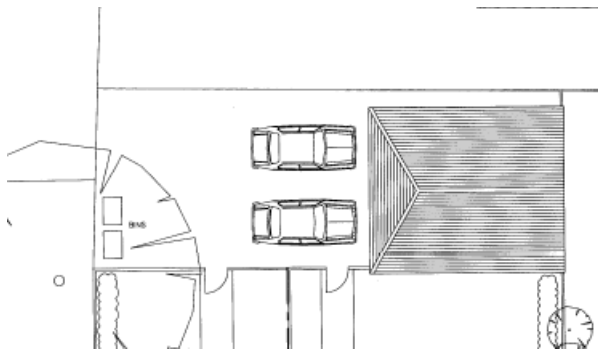
No objection in principle. It is assumed that one garage is allocated to each house. Design of driveway has to be compatible with the traffic calming feature in The Long Lane.

Normal conditions to safeguard use of garages and parking.

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20/2/07.

The site plan showed two parking spaces directly in front of the existing double garage.



Drg. No. SK11 dated January 09.

Whilst communal parking is not unusual, I consider sharing a double garage is a very unusual, if ever occurrence, and the Highway Authority should have objected to the original application due to the lack of detail on how the car parking was being allocated, given the size of the parking area at some 8.5 metres by 10.9 metres.

Given the sites history and the changes in guidance away from a maximum car parking provision and the fact that neither the access, parking area nor the presence of gates at the site boundary, is being altered. I would suggest that the garage door be removed and so create a parking barn and then two vehicles can be parked in tandem for each property. A suitable plan should be submitted showing the allocated layout, which can be a condition as it can readily be achieved it just needs to be enforceable by the Planning Authority.

It is noted that a secure cycle store is being provided and to comply with guidance this needs to be large enough to accommodate three cycles, again the exact type and size of the cycle store can be conditioned to ensure it is fit for purpose. KCC SPG4 requires one cycle space per bedroom.

Les Seaborn
Highway Development Management Officer

