



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: 24 August 2023

Our Ref: AC

Application - GB/20230765

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

Proposal - Erection of a single side and front extension with engineering works to create a front driveway with vehicular access.

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

Whilst the principle of the development is acceptable, I would request additional information to assist me in determining this application from a highway perspective.

The minimum width of the proposed driveway would need to be 5.4m, to provide parking for two cars. Whilst the submitted block plan shows this can be achieved, this would be reduced if any walls or pillars are required to support the extension slab. Confirmation is required as to how the extension slab will be supported and any supports should be shown on the submitted plans, with full dimensions of the available parking area also demonstrated.

Although the minimum driveway length of 5m would meet our requirements, the available height underneath the entire width of the extension slab should be provided, as 2m appears to be the maximum height. Whilst this would not raise any specific highway concerns, it may lead to vehicles not parking fully within the parking spaces and overhanging the footway to access the rear of the vehicle, if insufficient height is provided.

I would ask the applicant to consider widening the proposed dropped kerb, to ensure vehicles can access both spaces, if the other space is already occupied.

Please advise the applicant that they will require the separate consent of KCC Highways Vehicle Crossing Team, for the construction of the vehicle crossover within the public highway.

I look forward to additional plans being submitted to assist me in determining this application from a highway perspective.

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.