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Department of the Environment and
Department of Transport

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Common Services

Room 1309

Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218 865

Switchboard 0272 218811

GTN 2074

Mr P J Hall
16 Old Road West
GRAVESEND
Kent
DA11 0LJ

CHIEF BOROUGH
EXECUTIVE SECRETARY

Received on
26 JUL 1985

Passed to

FB

Your reference

Our reference

T/APP/K2230/A/84/24730/P7

Date

23 JUL 85

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY R DACK, S DALTON AND P HALL

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Gravesham Borough Council to refuse planning permission to dig out front gardens to allow car parking at the front of each property, access will be across all 3 properties, at 12, 14 and 16 Old Road West, Gravesend, Kent. I have considered the written representations made by you and by the council and also those made by another interested person. I inspected the site on 18 June 1985
2. The appeal site includes 3 houses and gardens on the north side of Old Road West (B261) about half a mile south of the centre of Gravesend. Old Road West is a district distributor which carries a heavy flow of traffic. Parking is restricted on both sides of the road between 0700 hrs and 1900 hrs.
3. The local plan includes a presumption against the formation of new accesses to roads forming part of the highway network. There have been a number of applications for planning permission relating to car parking at one or more of the appeal properties and an appeal (T/APP/5277/A/81/9149/G9) relating to a joint access at 14 and 16 Old Road West.
4. From my inspection of the site and its surroundings and my consideration of the representations it seems to me that the main issues are whether your proposal would be likely to result in danger to pedestrians or vehicles, and the effect it would have on the appearance of the area.
5. The proposed parking area, which would replace the front gardens, would measure about 68 ft x 16 ft 6 ins. It is your intention that all 3 householders would alter their deeds to allow access to each property from either of the adjoining. You believe that this would allow vehicles to enter and leave in a forward direction. Even if the high degree of co-operation required by such an arrangement could be always ensured, it is by no means certain that in practice the scheme would work. The parking area could, and in all probability would, be used by vehicles not entering and leaving in a forward direction. A drop crossing 68 or so feet wide would be dangerous for pedestrians and, if reversing movements into or out of the site were made, for vehicles also.
6. The visibility for drivers leaving the site would be seriously affected by the boundary walls to the west of 16 Old Road West and the east of 12 Old Road West. Both walls would prevent emerging drivers from having an adequate view of pedestrians on the pavement and of vehicles

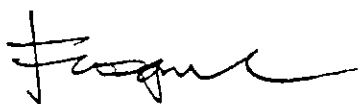
7. In my opinion your proposal would be likely to result in danger to pedestrians and vehicles.

8. To the north of Old Road West there is a slope and the gardens and houses are much higher than the road. There would therefore have to be a great deal of excavation, demolition of walls, loss of attractive plants, construction of new retaining walls, steps and access ramp and surfacing of the new 68 ft wide car parking area. No details of the materials to be used are shown and, bearing in mind that the areas in front of 3 houses would be altered out of all recognition, I believe the proposals would be likely to have a very bad effect on the appearance of this part of Old Road West.

9. I have taken into account of all the other matters raised in the representations including the other planning decisions including 9 appeal decisions to which you drew my attention, but they do not outweigh the considerations which have led to my decision.

10. For the above reasons, and in exercise of powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant



F COSGROVE BA ARI BA FRTPI
Inspector