

Ambareen Estates LTD
Milton View
Milton Hall Road
Kent
DA12 1QW

Date: 9th October 2021

WITHOUT PREJUDICE

Supporting letter for 99 Old Road East

Dear Planning Department

Points to consider

Fencing to the right of the property has been erected at 1.8 meters between the house and Church Walk. This is to allow privacy and prevent the antisocial behaviour that occurs on the railing on Church Walk. Crime report references available on request.

99 Old Road East is a semi-detached 4-bedroom home, as the plan indicates it is the only property between Christ Church and the rear exit of St John's School that does not have off road parking. The previous application in 2019 was refused due to the local policy, however, KKC supported that particular application.

We have installed an electrical charging point to future proof and meet the government directive for carbon neutral emission by 2030.

We have also included two convex driveway mirrors to support reversing out onto a B road. The width of the pavement should also be taken into consideration as its wider than the average footpath.

Planning department should also take into consideration that newer vehicles now come equipped with parking aids, such as reverse parking sensors and cameras.

We would also like to point out that between Old Road West and Old Road East (both being B roads), over 13 properties have driveways without the legally required drop kerb including two new build properties. The two new builds have planning conditions stating the requirement to reinstate the public footpath, but never been enforced.

Within the last few years two properties on Old Road East have been granted permission for drop kerbs. These properties can indeed demonstrate turning circles. However, both

properties are detached and have more than one vehicle, meaning the turning circle becomes obsolete. Planning conditions could have been set to allow only one vehicle on the driveway, as used on a property on Old Road West, to ensure that the turning circle is kept clear. However, these properties typically have three vehicles reversing onto the B road, which makes a complete mockery of the local policy. This outlines the inconsistencies in the planning department.

Conclusion

We feel that the generic local policy should be addressed and updated. Considering the topography of the B roads around Gravesend are all different and some wider and some smaller each application should be taken on the grounds of its own merits. We can appreciate that certain roads have been reviewed for example Pelham Road has been downgraded from a B class. However, an in-depth review should be undertaken. The current policy appears to be unfair and demonstrates the inconsistencies within the planning department.

Kind Regards,

Mr Sahota