

Borough of Gravesham

26th July 2022

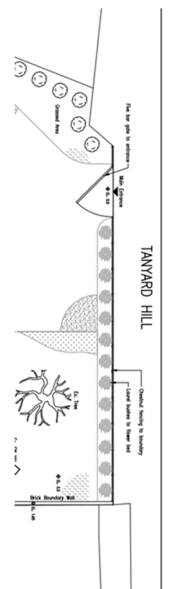
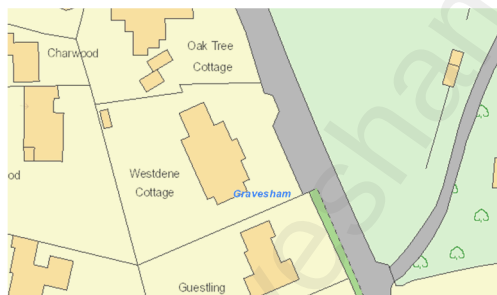
Application ref 20220753

Westdene Cottage Tanyard Hill Shorne Gravesend Kent DA12 3EN

The Parish Council **OBJECTS STRONGLY** to this proposal, with the following reasons and comments:

- Extent of relevant curtilage is being exceeded:

The KCC Highways map (extract below) shows that, in contrast to the proposed plans, part of the area in this proposal is actually roadway under KCC control:



- Previous layout/verge should be restored:

The Google streetview image (May 2012) shows the situation prior to works being commenced:



This layout/verge should be restored (as originally expected) with the grassed verge footway clear and at least 1m wide throughout, lined up with the properties either side.

- Consequences of proposal:

The proposal if permitted would narrow the roadway without providing any pedestrian verge, and a fence right on the boundary would force pedestrians further into the path of traffic.

- Fence and hedge height not stated:

The height of the front fence (and hedge) is not stated but is assumed a maximum of only 1m high, this needs to be confirmed and conditioned.

The hedge must be kept trimmed and not exceed 1m high to ensure visibility for drivers on leaving the property.

- Gate right on road boundary:

There were previously two smaller gates (Google picture May 2012) which were set a little back from the roadway and nearly always left open.



A gate located right on the road boundary is not acceptable as vehicles would have to stop on the roadway in order to open the gate. Gates are usually now required to be set back by several metres, and assured visibility splays provided.

- Parking area surface:

The parking/drive area is stated to be gravel/shingle.

We note from another decision notice recently that “KCC as Highway Authority request that the first 6 metres of any drive is constructed in bound material”, this is in order that loose gravel does not get carried onto the highway thereby causing a hazard.

- Overall landscaping:

We note that the existing garden contains several sizeable mature trees, the proposed whole of the large garden areas will seemingly contain only one being retained.

Overall there will be very little wildlife habitat and biodiversity support provided despite the semi-rural location of the property.