



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

Date 27th July 2022

Your Ref 20220805
Location 47 Truro Road Gravesend Kent

This proposal is complex as there is a property with sub-standard parking given current requirements, but it exists so is considered acceptable for the existing dwelling. However, the applicant has clearly stated in the application the extension to the side is a self-contained property and as such must be considered as such, as with only minor modifications the existing and proposed dwellings could become independent.

The existing dwelling requires two parking spaces, whilst the extension would be require one, but this would need to conform to current requirements of 2.5 metres wide x 5 metres deep or 6 metres if it is in front of the door to the property.

Providing the side extension is an annex ancillary to the occupation of the main dwelling I have no objections, as there is adequate parking, but if the extension were to be used as a separate dwelling, I consider the proposal unacceptable as the car parking provision would not meet current standards.

In addition, if planning permission were to be granted, a secure cycle parking space needs to be provide to comply with the requirements of SPG4 of one cycle space per bedroom.

Les Seaborn
Highway Development Management officer

