



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

Date 15th February 2023

Your Ref 20230092

Location 34 Churchside, Vigo, Gravesend, Kent DA13 0SJ

This proposal converts the garage to a bedroom, so reducing the capacity to park off street whilst increase the potential number of occupants at the property.

On rightmove the property is listed as three bedroom so the conversion would result in a four bedroom dwelling. Gravesham vehicle parking standards are no longer appropriate as the National Planning Policy Framework suggests they should not be set unless there are particular circumstances apply and there are none here.

The only other vehicle parking standards for the area are those set by the Kent County Council, the Highway Authority, although these have not be adopted by Gravesham. This is set in interim Guidance Note 3 of the Kent Design Guide. This sets a minimum requirement for a three or four bedroom property in a suburban edge/Village/Rural location as two car spaces per property.

Note the draft of a revised car parking standard suggests that in the same location, three bedroom properties should have 2 parking spaces, but increases this to 3 for a four bedroom property. However, these to date have no to the best of my knowledge been adopted.

In the interests of nil detriment, I would suggest that it is a requirement that two car parking spaces should be retained, each 2.5 metres wide by 5 metres deep, providing they do not obstruct a door (6 metres if in front of a door to ensure accessibility without the need to move a vehicle). In addition, an extra bedroom requires provision for a secure and covered cycle parking space.

Les Seaborn
Highway Development Management Officer

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