



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

Date 22nd December 2021

Your Ref 20211289

Location 37 Haynes Road, Northfleet, Gravesend, Kent DA11 7HL

I am unable to determine the proposed use of the loft space, if it were to become a bedroom it would change the property from a three to a four bedroom dwelling.

Gravesham Borough Council have maximum parking standards, whilst Kent County Council as Highway Authority have minimum requirements in suburban areas. The County's guidance suggests that 1.5 spaces should be provided for a three bedroom dwelling whilst 2 should be provided for 4.

Given there is an access to the rear of the property ideally a parking space should be provided in the rear garden wired to accept a future electric vehicle charging point, but I have no policy or guidance to insist on this.

If the loft can be used as bedroom than guidance would suggest secure cycle parking should be made to comply with the requirements of SPG4 issued by Kent County Council and adopted by Gravesham Borough Council. The requirement being one cycle space should be provided per bedroom for houses.

Les Seaborn
Highways Development Management Officer



