



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

Date 9th December 2021

Your Ref 2021491

Location 43 Nursery Grove Gravesend Kent DA11 7BB

This application raises some concerns, Kent County Council guidance is when a parking space is in front of a front door, the length of the space should be a minimum of 6 metres to provide reasonable pedestrian access to the door, particularly in case of emergency. Here the depth of the garden is only some 5.7 metres long, which risks either compromising the access or having a vehicle overhanging the footway.

In addition I note two options are given regarding disposal of surface water, as it is not possible to have a soakaway within 5 metres of a highway or a building due to the requirements of building regulations, so a permeable paving solution should be used.

The applicant should also note that any alterations to any utility apparatus due to the works will have to be funded by them.

My recommendation is that the applicant should review their proposal and consider only providing a hard standing for a single vehicle. However, I have no reason to object to the front garden being hard paved in a permeable material and the matter of the carriage crossover to serve parking space(s) is a matter for Kent County Council as Highway Authority.

Les Seaborn

Highway Development Management Officer

Gravesham Borough Council