



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

Date 14th July 2022

Your Ref 20220687

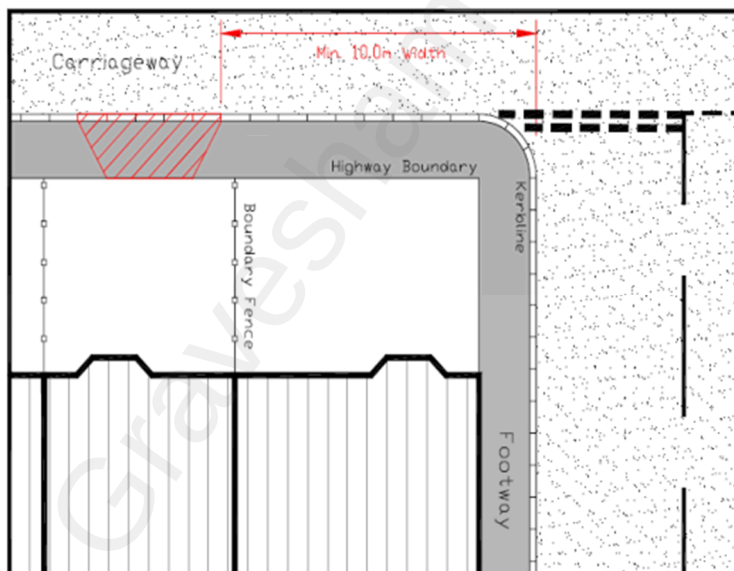
Location 2 Salcote Road, Gravesend, Kent, DA12 4RB

This application raises some concerns for which I do not have the answer. Any open space adjacent to the highway, irrespective of who owns the land could be public highway and have utility company or highway equipment buried in it. The applicant must confirm with Kent County Council that the land he intends to fence is indeed private with no highway rights of access.

In terms of the proposal, the property becomes a four bedroom dwelling and there appears to be little if any justification for providing two additional parking spaces, particularly when this would result in one space at least being within 10 metres of a road junction which Kent County Council consider unacceptable, as it can result in a highway hazard.

"4. Distance from road junctions

If the location of the proposed crossing is closer than 10m to a road junction it would create a serious hazard and the application will be refused. This dimension may be increased to 15m on major roads or near to busy junctions. If the property is situated directly on the junction of two roads, it will generally be safer to situate the access on the minor, side road. Accordingly you may be asked to amend your proposals to comply with this requirement."



.Extract from Vehicle Crossing Guidance and Self-Assessment published by Kent County Council

A single additional parking space would be acceptable if the land is not highway. In addition due to the additional bedroom, a secure cycle parking space is required.

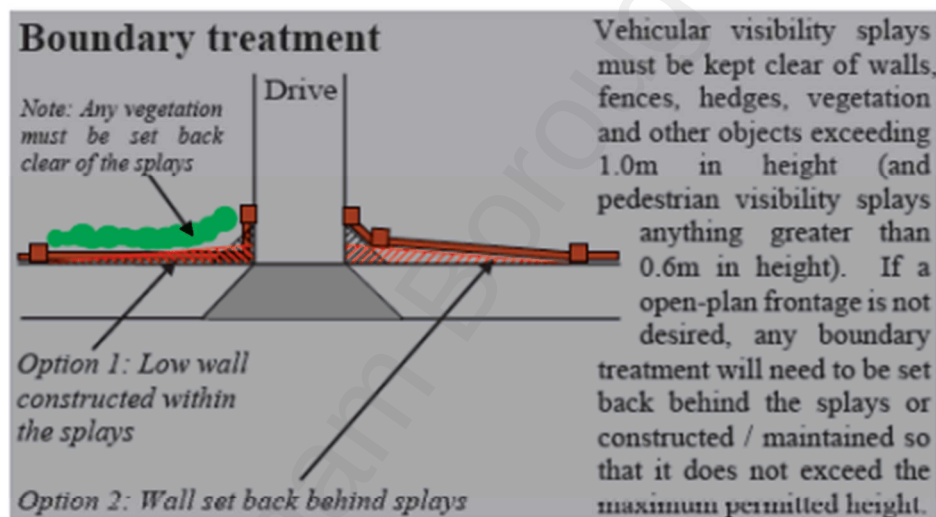
In terms of the fencing, 2m x 2m pedestrian visibility splays would be required down the side of the drive with nothing over 850mm in height within the splay.

Extract from Vehicle Crossing Guidance and Self-Assessment published by Kent County Council

Footway visibility

X-dimension 2.0m from back of footway

Y-dimension 2.0m within these splays,



There should be no obstruction to visibility between heights of 0.85m and 2.0m above footway level. If the footway is likely to be used by small children, the height should be reduced to 0.6m. Where all or part of the splay lies across land outside of the applicant's control, a relaxation to this requirement may be considered, taking into account the amount of pedestrian activity along the footway and the width of the footway.

It should be noted that if permitted any extension to the parking area, should be constructed from a bound permeable material to ensure no surface water discharges onto the highway, the use of soakaways would not be possible due to the Building Regulations not to install soakaways within 5 metres of a building or the highway.

However, as presented with the car parking provision being within 10 metres of a road junction, a distance the Highway Authority, Kent County Council consider would create a hazard and the fact that there is no pedestrian visibility splay, I would recommend refusal.

Les Seaborn

Highways Development Management Officer

Gravesham Borough Council

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