



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

Date 22nd February 2024

Your Ref 20240145

Location 23 St Johns Road, Gravesend, Kent, DA12 2SB

This proposal raises serious concerns, as St Johns Road is already showing signs of car parking distress with parking on the pavement common on one side of the road to the detriment of pedestrians, particularly those with a mobility handicap and young children.



Google Street View images November 2022 and May 2018.

Gravesham's vehicle park standards are dated and no longer considered appropriate by the National Planning Policy Framework as they set a maximum requirement.

The only other guidance in the area is that published by the Kent County Council as Highway Authority and consists of Interim Guidance Note 3 Residential Parking of the Kent Design Guide, the parent document being adopted by Gravesham, but not this guidance note.

The car parking requirement for a three bedroom house given the above guidance in a suburban area is an average of 1.5 car parking spaces per unit increasing to 2 for four or more bedrooms. Here the property increases from three to five bedrooms, but a refusal based on half a car parking space is unlikely to be sustainable at appeal. However, the outbuilding and its use as a gym is another matter and this should be restricted to ancillary to the occupation of the main dwelling and must not be used for commercial purposes as a business creates its own vehicle parking requirements. In addition to comply with the requirements of KCC SPG4 (adopted by Gravesham) two cycle parking spaces should be provided to comply with the requirement of one cycle parking space per bedroom.

Les Seaborn
Highway Development Management Officer.

