

COVER STATEMENT

**51 Nickleby Road
Gravesend
DA12 4UQ**

Introduction:

This statement has been prepared by Icon Design Studio Ltd to support a planning application for the proposed extension of an existing dropped kerb at 51 Nickleby Road, Gravesend, DA12 4UQ.

Site Location:

51 Nickleby Road, Gravesend, DA12 4UQ

Proposal:

The proposal is for the extension of an existing dropped kerb. This statement considers the constraints of the site, the opportunities that the proposal will provide and how, together they have led to the application now put forward.

The application is supported by the following drawings:

Drawing No: ICON-185-C1 Existing & Proposed Plans**Location Plan****Block Plan****Site and surroundings:**

- The application site is currently comprised of a two-storey residential dwelling house at 51 Nickleby Road, Gravesend, DA12 4UQ.
- The area surrounding the site is residential in nature.
- Access to the said property is from the Nickleby Road.
- Nickleby Road connects to the Orlick Road which further connects to the Lower Higham Road towards the North whereas Nickleby Road connects to the Rochester Road A226 towards the South which makes the area very busy in terms of car parking.
- As mentioned above, the area is a very much busy area in terms of car parking therefore it is extremely difficult for the residents to park their cars easily at their drive ways.

- The existing dropped kerb is quite small and the road in front, Nickleby Road, is too narrow. The drivers park their cars on the immediate foot path of number 51 Nickleby Road which makes the access to the drive way impossible on a daily basis.
- Please refer to the attached photographs of the road in support of the above statement.



Photo showing the drive way and existing drop kerb of number 51 & 49 Nickleby Road



Photo showing a full length dropped kerb of 53 & 55 Nickleby Road



Photo showing the drive way and a van parked on the immediate foot path of number 51 which makes entry and exit as well as the maneuvering impossible to and from the drive way



Photo showing a van parked on the immediate foot path of number 51 which makes entry and exit as well as the maneuvering impossible to and from the drive way



Photo showing the existing dropped kerb at 49 & 51 Nickleby Road



Google maps photo showing narrow road with cars parked

- As evident from the above photographs, the existing dropped kerb is proposed to be extended similar to most of the dropped kerbs in close proximity in the local area and the immediate neighbour numbers 53 & 55, in order to make parking and entry & exit easy for the residents of Number 51 Nickleby Road.
- The proposed extension of the existing dropped kerb will improve the site & its surroundings and will bring comfort to the everyday life of the occupants.

Conclusion:

It is considered that the application put forward is in accordance with the policies of the council. The proposed extended dropped kerb on the said site provides more efficient use of the parking arrangements for the occupants of the said property.

The proposal will have no adverse effects on the surrounding and will also respect the local amenities which the neighboring residents can quite reasonably continue to enjoy.

The proposal is considered to be appropriate for this site and the Council is requested to grant planning permission for it.