

Details of Proposal

To install permeable gravel surface parking area with suitable permeable base to current planning guidelines. To remove slabs of footpath to front steps and remove most of grassed area, the fence bordering 404 to remain in place. Front fence to be removed to provide access. Bushes behind front fence to be moved into the side border of 400 and front of house border, with other perennial planting to be added to both of these borders. The levels of the side border to 400 to be suitably adapted and retained at frontage to footpath.

Safe Access will be by using adjoining 404 driveway. The pedestrian pathway is lightly used. When at the 402 for several hours over 2 days recently, I only saw 2 dog walkers, 2 joggers and 1 cyclist passing the property. The section of road fronting the property whilst being part of the Wrotham Road is not a major thoroughfare and is a spur road only used for access to a few residents, a garage and cyclopark. Parked vehicles should not cause visibility or access obstructions as double yellow lines are now outside the property. Neighbours at 398 and 400 have multiple vehicles on their drives which have had no problems with access for many years, even with a tree outside 398. (See photos attached.) The proposed parking area is perpendicular to the road, is sufficiently wide enough and has ample safe clearance of the tree to allow direct access without additional vehicular movement on the highway. Our tenant is single and only has one car requiring an on site parking space and this parking is especially necessary following the imposition of double yellow lines outside the property.

I request that the council will agree to a case for easement following a previous visit by Council officer Mr Davis. In 2020 Mr Sahota (22A Chalky Bank) applied for redevelopment of our former garage at the rear of our property. Mr Davis visited our property and stated in his report that should we make a future application for parking provision in the front of our property, then to preserve the environment (tree on pavement) a case for easement of vehicular access could be made by using adjoining driveways.

I strongly request this case for easement is given full consideration as it is now even more important and relevant with the double yellow line restriction now in place outside our property..

Dimensions of area 19ft from front gate and 18ft across from 404 boundary towards 400. Property width is 21'6". Have shown metric conversions on plan.
Work provisionally to be carried out by Hooper & Sons.