



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

Date 12th January 2021

Your Ref 20211594

Location 48 Wilberforce Way Gravesend Kent DA12 5DQ

This revised application requires very careful consideration. The existing property has no provision for car parking so none can be required for it as a result of this proposal, however the new dwelling should in my opinion be provided with adequate off street car parking and one space would suffice.

Whilst Gravesham Borough Council may have adopted guidance for maximum parking at residential properties, this does not now reflect current thinking. Kent County Council revised its guidance as Highway Authority in 2008 and are currently reviewing them again. In terms of the current Highway Authority's guidance a single parking space and turning area should be provided as the site is located in a suburban area. Unfortunately this is not adopted Gravesham Borough Council guidance.

Looking at Street View on Google Maps, it can be seen on occasion that vehicles do park with at least one side of the vehicle on the footway, a practice that should be deterred if not prohibited.



October 2008



August 2010



April 2012



April 2017

This is approximately half of the Street View images

The issues of dealing with refuse collection and fire access have been considered and others are better placed to comment on the suitability of the proposals.

Given the apparent habit of pavement in the area, my recommendation is one of refusal, due to the fact that the demand for on street parking and in particular partial on pavement could increase to the detriment of highway safety and the free flow of pedestrians particularly those with disabilities or children. I accept in isolation it could be argued it is only one more vehicle, but if other proposals were to come forward they would be difficult to resist if this were approved as a precedent will have been set. However, it has to be accepted that refusals purely on the grounds of car parking are not likely to be viewed favourably by the Planning Inspectorate.

Les Seaborn
Highways Development Management Officer