

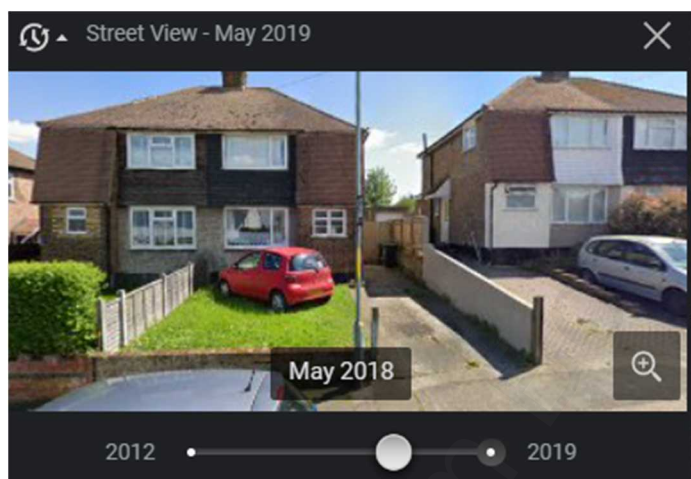
To: **Planning Reps**
From **Highways Development Management Officer**

Date 19th October 2022

Your Ref 20221080
Location 12 Cruden Road, Gravesend, Kent, DA12 4HD

I note there is no increase in the number of bedrooms, so there is no need to alter the car parking provision, it being impossible to park a vehicle adjacent to the building whilst maintaining a pedestrian route to the property.

The May 2018 Google Street View image demonstrates that vehicles would be parked on the grass rather than adjacent to the building.



The width of the front garden appears to be less than the 7.9 metres required given in the guidance in SPG4. 2.7m + 2.5m + 2.7 m

B8. The preferred sizes for parking bays in Kent provided as part of development proposals are:

	Length	Width
Parking Bay Size for Powered Two-Wheelers ⁽¹⁾	2.5m	1.5m
Parking Bay Size for Cars ⁽²⁾	5.0m	2.5m
Parking Bay Size for People with a Mobility Handicap	5.5m	3.6m
Parking Bay Size for Light Goods Vehicles	7.5m	3.5m
Parking Bay Size for Minibuses ⁽³⁾	8.0m	4.0m
Parking Bay Size for Coaches ⁽³⁾	14.0m	4.0m
Parking Bay Size for Rigid Heavy Goods Vehicles	12.0m	3.5m
Parking Bay Size for Articulated Heavy Goods Vehicles	16.0m	3.5m
Notes:		
1. A minimum space of 1.0m should be allowed between each motorcycle.		
2. Where car parking spaces are provided parallel to, and abutting, a carriageway, aisle or drive the preferred bay size should be 6.0m x 2.5m to allow vehicles to manoeuvre into the bay when adjoining bays are occupied. The width of end spaces abutting an enclosed boundary should be increased to 2.7m		
3. A width of 4.0m is the minimum necessary to allow passengers to embark and disembark safely.		

See note 2 last sentence

The proposed parking plan should be therefore reduced to two parking spaces and as it may require the relocation of a lamp column, which can be a costly exercise, the carriage crossover should be constructed prior to the alterations to the main dwelling.

There should be no boundary treatment, hard or soft landscaping over 850mm in height within 2 metres of the highway boundary, (back edge of footway) to protect pedestrian visibility splays.

Les Seaborn
Highways Development Management Officer