



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

Date 19th October 2022

Your Ref 20220921
Location 8 Sandown Road

It is noted that this proposal potentially provides a four bedroom property as the study could easily be used as a bedroom. Therefore two parking spaces are required along with a secure cycle parking space for the additional bedroom. As the proposal shows two parking spaces provided in the front garden, the current provision will be maintained and is deemed adequate for a four bedroom property. The car parking will comply with both the requirements of SPG4 the Gravesham Borough Council adopted supplementary guidance and Interim Guidance Note 3 of the Kent Design Guide, the guidance of the Highway Authority.

The drive should be constructed from a permeable bound material (so perhaps not Tarmac) and the cycle storage can be contained within the building in the rear garden with ideally an access from the garden to the footpath behind. As the building in the rear garden would cease to have a vehicular access, its description as a garage should cease.

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

