

Planning Statement

Proposed Formation of 1 Parking Space Driveway

25 Vicarage Lane

Gravesend

DA12 4TF



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1. Introduction

This Planning Statement is submitted in support of a householder planning application for the formation of a single off-street parking space at 25 Vicarage Lane, Chalk, Gravesend, DA12 4TF. The proposal includes the creation of a permeable driveway surface, installation of a dropped kerb to enable vehicular access from the highway, and provision of pedestrian visibility splays.

The scheme will provide a much-needed private parking space, reduce pressure on local on-street parking, improve safety, and support a more sustainable residential lifestyle with provision for low-emission vehicle charging.

2. Site Context

25 Vicarage Lane is a two-storey semi-detached dwelling located on the northern side of the road within a quiet residential area of Chalk. The property currently has no off-street parking. On-street parking is heavily relied upon in the area and is often in short supply, creating localised congestion and inconvenience.

Importantly, **many neighbouring properties along Vicarage Lane already benefit from private driveways with dropped kerbs**, clearly establishing a precedent for this type of development. The proposed new access will therefore be entirely in keeping with the established residential character of the street.

The front garden of the property is currently laid to lawn, and the proposal is carefully designed to retain soft landscaping where possible.

3. Proposal

The proposed development includes:

- Formation of a single vehicular access from Vicarage Lane, including a dropped kerb across the footpath;
- Creation of an off-street parking bay approximately 2.7 metres wide and 5 metres deep — **a modest scale with minimal impact on the grass verge**;
- Use of **permeable paving** to allow surface water drainage directly into the ground, in accordance with sustainable drainage best practice;
- Provision of **pedestrian visibility splays measuring 2m x 2m** on both sides of the access, with no obstructions above 0.6 metres in height to ensure safety;
- Retention of boundary planting and green space around the new driveway where possible.

4. Planning Policy Context – In Support of the Application

The proposal aligns fully with both **local and national planning policy**, as outlined below:

- **Gravesham Local Plan Core Strategy (2014)**
 - **Policy CS11 (Transport)** supports residential schemes that improve access and road safety. This proposal directly aligns by reducing demand for on-street parking and providing a safe means of access.

- **Policy CS18 (Climate Change)** encourages the adoption of sustainable construction and low-carbon infrastructure. The use of permeable materials and provision for EV charging directly support this policy objective.
- **National Planning Policy Framework (NPPF, 2023)**
 - **Paragraph 110** promotes safe and suitable access to developments — achieved here through careful design and provision of visibility splays.
 - **Paragraph 112(e)** supports developments that enable charging of low-emission vehicles, contributing to a sustainable transport future.
 - **Paragraph 130** emphasises development that is sympathetic to local character — the presence of other driveways nearby demonstrates that this proposal fits seamlessly into the street scene.

This proposal is clearly consistent with these policies and brings forward multiple benefits, without any identified policy conflicts.

5. Design, Character and Sustainability

- The proposed works are **small in scale**, limited to just 2.7 metres in width, and designed to minimise any visual impact on the public verge or street scene.
- **The use of permeable block paving** ensures the development contributes positively to surface water management and avoids overloading drainage infrastructure.
- **The design respects the character of the area**, with the driveway forming part of a consistent local pattern of front garden parking areas.
- **Pedestrian safety is prioritised**, with visibility splays ensuring clear sightlines in both directions.

Sustainability Benefit:

- As part of the applicant's commitment to sustainability, **a discreet, wall-mounted electric vehicle (EV) charger will be installed** on the front elevation. This will not be visually intrusive and demonstrates forward-thinking in line with the Borough's and Government's wider push towards decarbonised transport.

6. Conclusion

The proposed development at **25 Vicarage Lane** represents a **modest and carefully designed improvement** to the property that delivers **multiple planning and environmental benefits**. It will provide a **much-needed off-street parking space** in an area where **on-street parking is limited**, thereby helping to **ease local congestion** and improve convenience for the occupiers.

The access has been designed to ensure **highway and pedestrian safety**, with appropriate **visibility splays** and a limited width of only **2.7 metres** to **minimise impact on the grass verge and footpath**. The use of **permeable paving** contributes positively to **surface water management** and aligns with **sustainable drainage principles**.

Importantly, the proposal reflects an **established pattern of development** in the area, with **many neighbouring properties** already benefiting from similar arrangements. It is **sympathetic to the local character and appearance** of the street scene.

In addition, the inclusion of an **electric vehicle charging point** demonstrates a **forward-looking and environmentally responsible approach**, in line with both **national and local policy objectives** to promote **low-emission transport options**.

In summary, the proposal is **proportionate, policy-compliant, and sustainable**. It will **enhance the functionality and environmental performance** of the property while having **no adverse impact** on visual amenity or local infrastructure. For these reasons, **planning permission is respectfully sought**.