



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

Date 24th November 2021

Your Ref 20211377

Location Rose Cottage Milton Road Gravesend Kent DA12 2PP

This proposal raises some issues.

1. Kent County Guidance regarding carriage crossovers suggests that they should not be within 10 metres of a junction to reduce the risk of accidents.
2. The middle house has a substandard width for the parking area, measuring it would appear some 4.5metres wide.
3. How does the middle property access the shed for parking cycles other than wheeling the cycle through the dwelling?

It would be better for the middle property to be a two bedroom dwelling with a single car parking space, with an access at least ten metres away from the channel line of Copper Beech Close. However this does not resolve the issue of accessing the shed.

All properties should be cabled to accept a future electric vehicle charging point.

As presented I consider the proposal unacceptable, but revisions are possible to resolve the issues.

Les Seaborn

Highway Development Management Officer

Gravesham Borough Council