



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

Date 20th July 2022

Your Ref 20220480

Location 23 Vicarage Lane, Gravesend, Kent, DA12 4TF

This proposal raises a couple of questions, at approximately 9 metres deep there is insufficient space in the front garden to accommodate a soakaway. (Building Regulations prohibits a soakaway within 5 metres of a building or the highway) Therefore the drive would need to be constructed in a bound permeable material.

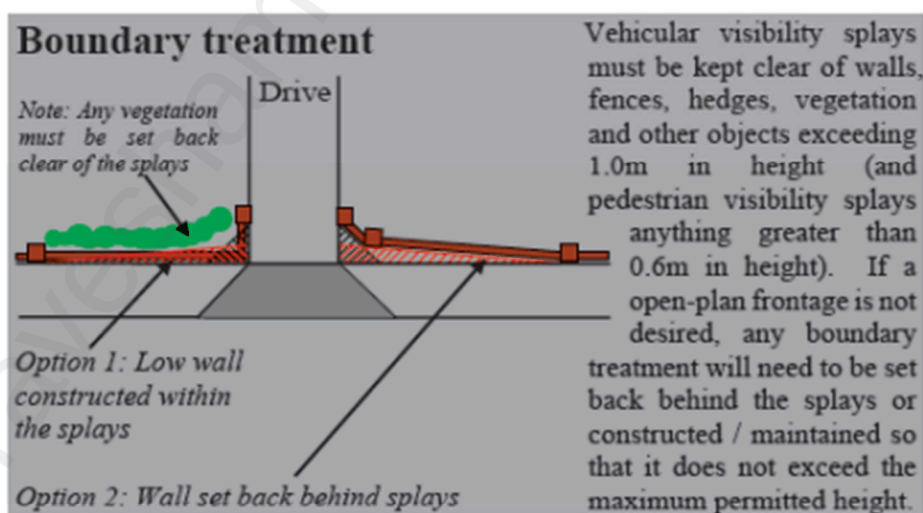
The second issue is, there is insufficient space to accommodate two vehicles in tandem. Parking in tandem requires ideally 10 metres, with 9.6 metres as the absolute minimum. Alternatively if it is intended to park a van or caravan off street a depth greater than 5 metres would be required, but still less than 9 metres. So there should be some scope to retain some soft landscaping in the front garden.

Finally pedestrian visibility splays should be provided, these are 2 metres along the edge of the access point into the garden and 2m along the back edge of footway away from the side of the access.

Footway visibility

X-dimension 2.0m from back of footway

Y-dimension 2.0m within these splays,



There should be no obstruction to visibility between heights of 0.85m and 2.0m above footway level. If the footway is likely to be used by small children, the height should be reduced to 0.6m. Where all or part of the splay lies across land outside of the applicant's control, a relaxation to this requirement may be considered, taking into account the amount of pedestrian activity along the footway and the width of the footway.

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In minor residential streets, these pedestrian visibility splays often overspill a neighbours garden over which it is accepted there is no control.

Subject to the drive being suitably constructed to ensure no surface water discharges onto the highway I have no objections, but the total paving of the front garden would appear excessive.

Les Seaborn
Highway Development Management officer