

Parking Provisions Statement

Demolition of existing lean too carport and new single storey rear , side and front extension as well as new block paved driveway to allow for a second car.

12 Viking Road, Northfleet, Kent, DA11 8ET



**Prepared by
DKM Consultants LTD
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Parking Statement

A parking statement has been requested to be submitted with the planning application to clarify the requirements for parking and what parking is being provided. It is not a compulsory document and the house isn't in a conservation area, but the parking in this area isn't unique for this part of Northfleet. Typically the drive ways have been extended to take two spaces and most are fully paved. There are cars , mostly visitors who park on the road where people haven't extended their drop kerbs

A parking statement is normally requested on home owners application that increase the number of bedrooms significantly or they alter the parking arrangements of the property or if parking has been removed to make space for more accommodation.

The Site

- The house is a semi detached house and was built as a 3 bedroom house with one of the bedrooms as a box room on the first floor.
- The property has not been previously extended, but has a lean-to to the side which is not wide enough to get a car under and is used for the bins.
- There is no garage to the front of the house
- The front of the house has a front grassed area and a block paved drive way wide enough for one car and access to the front door
- The house is only accessible from the driveway which has a single car width drop kerb as many of the houses still do.

Relationship to adjoining properties

- The house style is different to every single house on the street, there are 3 other houses similar but all different, the rest are three other style most with front extensions and fully paved driveways.
- The house has not been touched externally for around 25 +years.
- The street does not have restrictions on parking (no yellow or white lines)
- There are no permits required to park on the road or pay as you go.

The Proposals

- The existing parking allows for 1 space as the carport will not take a car due to the width
- The house is planning to go to 4 bedrooms (2 upstairs and 2 downstairs) with the box room used as a study as it is too small (it may be used as the dressing room for the master) which means 2 spaces must be provided
- There are no other parking restrictions but to make the road as accessible as possible all home owners cars are to be parked on the footprint of the site and not over hang the footpath

- There is sufficient space (4800 depth after the extension to allow for the min 4700 x 2500 bay to the front and a 5000 x 2500 space adjacent which does not block the front door way.
- Visitors can park on the road if both spaces are being used (this is standard practice and will not stop access up and down with emergency vehicles
- Three times the road was checked for parking and each time less than 50% of the available spaces were taken. This included weekends.

Parking

- Increasing the parking from 1 to 2 spaces off road for the added children's bedrooms on the ground floor
- An Acco drainage system will be added to the end of the drive way to catch Rainwater and take it to a soak away under the driveway

Conclusion

The plans had been sent in with a block plan to show indicative parking for two cars, the attached plans and photos show there is no problem getting the 2 bays on the drive and the visitor parking allowance still left on the road.

With 70% of the drive ways on this road being widened for two cars I don't see this being an issue is the cars fit and Drainage for rainwater collection is provided.

Regards

David meaney
DKM Consultants LTD

Appendix A – photos



Pic1 – down the road



Pic 2 – up the road