



Gravesham Borough Council

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Highways and Transportation

Kroner House
Eurogate Business Park
Ashford
TN24 8XU

Tel: 03000 418181

Date: 14 July 2023

Our Ref: AC

Application - GB/20230589

Location - 373 Valley Drive, Gravesend, Kent, DA12 5TA

Proposal - Conversion of loft to form habitable rooms, including 5 skylights. Blocking of the side door and installation of french doors to the rear and side of the building. Extension of existing vehicle crossover and creation of a hard standing in the front garden.

Thank you for your consultation in relation to the above planning application. I have the following comments to make with respect to highway matters :-

As detailed in our response for the previous application for this site, there is a traffic island with flecta bollards, located within close proximity of the proposed access. Whilst the applicant has submitted a revised layout, the vehicle tracking needs to demonstrate that vehicles for both parking spaces can enter and exit the driveway, whilst the other vehicle is parked.

There appears to be adequate room for two vehicles to enter and exit the driveway, by extending the existing vehicle crossover only slightly, without impacting the traffic island, and I would ask the applicant to consider this.

The applicant should be advised that should a full planning application be approved, they will still need to apply to the Vehicle Crossover Team at KCC, to gain the relevant permissions to install the approved crossover. They would also need to be consulted on any works to the traffic island or the possible relocation of the street lighting column, near the proposed access. It should be noted that if any works are required, this would be at the expense of the applicant.

There is also a utilities cover within the proposed vehicle crossover and a water hydrant marker on the wall and the utility company and Southern Water should also be consulted on these proposals.

The driveway will require a bound surface for the first 5m from the edge of the highway and the provision of measures to prevent the discharge of surface water onto the highway.

2m x 2m pedestrian visibility splays should be provide, with no obstruction within the splays over 0.6m. The splays should be demonstrated on any revised plans.

I look forward to further information being submitted to assist me in determining this application from a highway perspective.

Yours Faithfully

Director of Highways & Transportation

*This is a statutory technical response on behalf of KCC as Highway Authority. If you wish to make representations in relation to highways matters associated with the planning application under consideration, please make these directly to the Planning Authority.