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MA/09/0533:

**Address:
34 Edelin Road
Bearsted
Maidstone
Kent ME14 4RD**

Consultations

Comments from KCC Highways have been received regarding the issues of parking on this site. They state they would like to see a condition attached to any permission granted which requires the applicant to provide an additional parking space to replace that lost by the garage conversion.

The reason being that

"The Kent Vehicle Parking Standards recommends 2 spaces for a 3 bedroom house (maximum) and the Kent Design Guide Review: Interim Guidance Note 3 - Residential Parking recommends a minimum of 2 independently accessible spaces per unit. Edelin Road has a tight street layout and therefore displaced parking arising from applications such as this, may lead to access problems for emergency services, refuse vehicles and deliveries"

Officer comment

With regard to the Highway's engineer's comments, it is not considered necessary to request that an additional parking space is created.

Given that the applicant does not presently park in the garage, it is used for storage, it is not considered that the conversion would significantly impact upon highway safety since the present parking arrangements would remain the same.

Emergency services vehicles will also still be able to access the site and the remainder of the development.

Furthermore, the loss of the front garden would be detrimental to the visual amenity of the street, given that there is little garden area in the immediate vicinity of the site

As stated there is a bus route at the end of the cul-de-sac on Ware Street and the train station is located 10-15 minute walk away. PPG13 is committed to promoting sustainable travel choices such as buses and trains and therefore to encourage vehicle parking would be contrary to Central Government advice.

I would also advise Members that permission has been granted for the conversion of garages to living accommodation on two other properties within the development at 88 Ware Street (application MA/07/2403) and 15 Edelin Road (application MA/08/0870).

My recommendation remains unchanged.