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171500.



Guidance

Guidance on the permeable surfacing of front gardens

Published 13 May 2009

Introduction

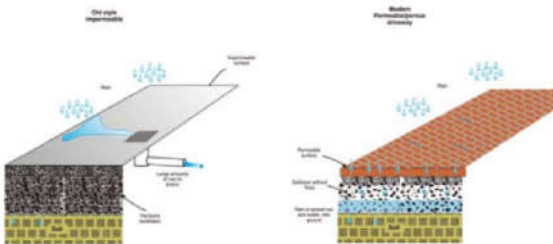
From 1 October 2008 the permitted development rights (see Glossary) that allow householders to pave their front garden with hardstanding without planning permission have changed in order to reduce the impact of this type of development on flooding and on pollution of watercourses.

You will not need planning permission if a new or replacement driveway of any size uses permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than 5 square metres planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

There are 3 main types of solution to creating a permeable driveway:

- using gravel or a mainly green, vegetated area
- directing water from an impermeable surface to a border rain garden or soakaway
- using permeable block paving, porous asphalt or concrete



Permeable modern vs old style impermeable driveways

NOTES

1. Based on measurements taken from on site.
2. All signs and lines accord with the 'traffic signs manual'.
3. All geometry calculated from on-site measurements and ordnance survey mapping.
4. Vehicle Crossover alterations (Section 184 of Highways Act 1980) to be submitted to KCC Aylesford Office and approved, prior to any contractor being instructed.
5. KCC approved contractor to be instructed.
6. No excavations to be undertaken prior to obtaining Utility Service records.
7. No surface water to discharge onto the highway, ACO drain is already in place.

KEY

- Proposed crossover, KCC Specification.
- Proposed kerb dropper and wing kerbs.

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NOTES

1. The black lines are existing and the
2. Blue lines show the proposed new house.
3. Materials to match existing.

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
2. PLANNING SUBMISSION FOR A CROSSOVER ONTO A CLASSIFIED ROAD. SEEKING A COVERING LETTER THAT CAN BE ISSUED TO KCC SO THAT A VEHICLE CROSSOVER CAN BE WIDENED.
3. THE GARAGE IS TOO SHORT AND THE GARAGE DOOR WIDTH IS TOO NARROW. HENCE A NEW CROSSOVER IS REQUESTED AS THE OWNER HAS TWO VEHICLES. AN EV CHARGER COULD BE PROVIDED AT A LATER DATE IF THE OWNER WISHES TO PURCHASE/HIRE AN EV. FRIENDS COULD ALSO USE THE CHARGER. HOME CHARGERS COST 2.6P PER KW, PUBLIC MOTORWAY COSTS 80P PER KW.
4. THE PROPOSED X OVER RED LINE AREA IS SHOWN. THE DISTANCE FROM BACK EDGE OF FOOTWAY IS 5m TO THE HOUSE.
5. THE PARKING DRIVEWAY WILL BE IN POROUS BLOCK PAVING.
6. THE ADDITIONAL PARKING BAY WILL PERMIT OFF ROAD DISABLED PARKING. THE ALTERNATIVE IS TO USER THE CURRENT DISABLED BAY ON ROAD. IT WILL AVOID USING A PARKING SPACE ON ROAD. CURRENT USAGE OF THE HIGHWAY PARKING AREA ON THE WESTERN SIDE OF THE ROAD IS VERY HIGH. IT HAS A HIGH PARKING STRESS VALUE AS A RESULT.
7. THE CURRENT FRONTAGE TO THE PROPERTY WILL HAVE A 1m WIDE FOOTPATH TO THE STEPS AND THE REMAINDER WILL BE LAID TO LAWN.
8. REFER TO THE 6 PLANNING APPEALS IN GRAVESHAM RE CROSSOVERS THAT WERE APPROVED ON APPEAL.
9. SIGHT LINES TO No 's 20, 22 AND 24 OBSTRUCTED BY ON ROAD PARKING.

KEY

- SITE.
- Existing x- over driveway
- Proposed x- over
- Porous block paving.
- Some provision on site for turning facilities.

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Checked by TAB

Approved TAB

Date 02.06.2025

Signed

Checked by TAB

Existing Location with proposed parking area shown.

Scale 1:1250 @ A3

Drawing No TAB/06/86A

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