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Our ref 1461

Chief Planning Officer For Attent Ms Amanda Cue
Planning Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Dear Amanda,

Outline Application with all Matters Reserved Bar Access. Erection of a Bungalow. Altamirano Sole Street, Cobham, Gravesend. – Transportation Report.

Further to our commission to prepare a response to Gravesham's recent consultation with the Fire Authority, this transport statement addresses the questions or responds in anticipation of their response. This is supported by the D&A Statement we have already supplied.

Access to the Site

The development site is approximately 0.0213ha in size. The proposed development is a bungalow reflecting low density bungalows nearby. An aerial view of the site plus two storey dwellings that are also accessed off the road is shown below.



The site has no trees but the neighbouring property has one on the southern boundary. The nearby railway line has trees on either side of the cutting.

The site is generally flat with a narrow-elongated garage on site with flagged paving to the eastern side of the garage as it has been used for off road parking to the current house Altamirano.

Photographs of adjoining properties are shown below.



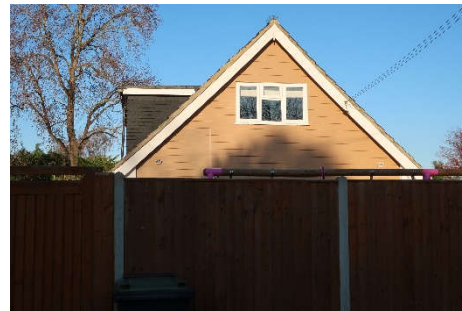
1. Temperly



2. Te Koanga.

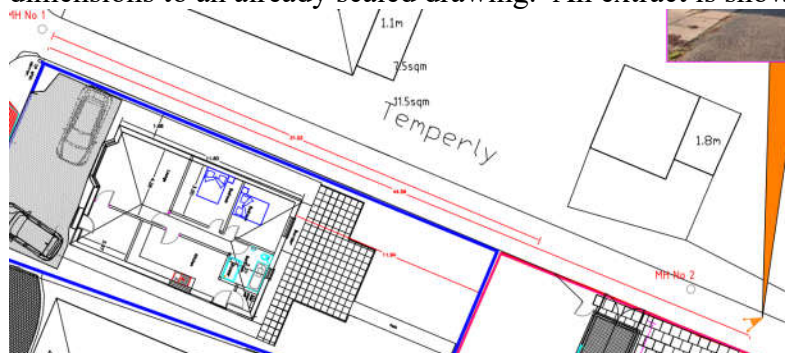


2. Temperly & Lomas.....3. The Gables



The access road is 2.6m in width, constructed in a dense bitumen macadam, with fencing set back a further 400mm. The block plan, drawing SK33, showed the access plus a carriageway width was included. The dimension is 2.6m. The drawing also shows properties served off the same access road. Drawing SK33 is included in *Appendix 1*.

The site is 31m from the highway to the red line boundary. The red line boundary then extends a distance of 45m from the highway. These dimensions are shown on SK31A in *Appendix 2*. All that has been added to the drawing is to add two dimensions to an already scaled drawing. An extract is shown below.



Fire – Means of Access.

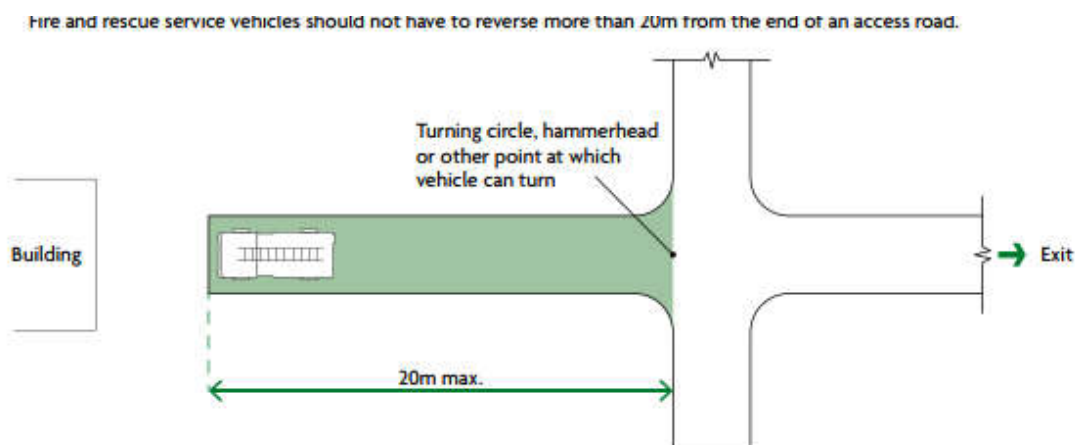
The access road width is marginally less than 3.1m hence access by standard fire tenders may not be possible. An extract from the building regulations B1 is shown below.

Table 13.1 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

It is normal practice for fire access to be up to a maximum of 45m to the external fabric of the building. This is the distance over which a firefighter and water hose extends.

These aspects will be discussed with the Fire Brigade during the building control submission details when a submission is made to building control.



Therefore, parts of the external fabric of the building may extend beyond the 45m distance. However, as the building location and design is a reserved matter this will be dealt with later. Current best practice may therefore require a mist system to be put in place.

Summary & Conclusions

Following information from the case officer that Gravesham would now undertake a consultation with the fire authority we have prepared clarity in respect of fire authority access to the site.

Having taken measurements, photographs of the area, monitoring current walk distances to the red line boundary of the site it is less than 45m in length. Neighbouring properties served and shared off the access road are significantly further from the highway than the application site.

The building regulations have also been reviewed. Once the location, design of the new build is approved and building control details submitted the fire authority may require

a mist system to be installed. This however this would not result in a policy objection to the new dwelling in this location.

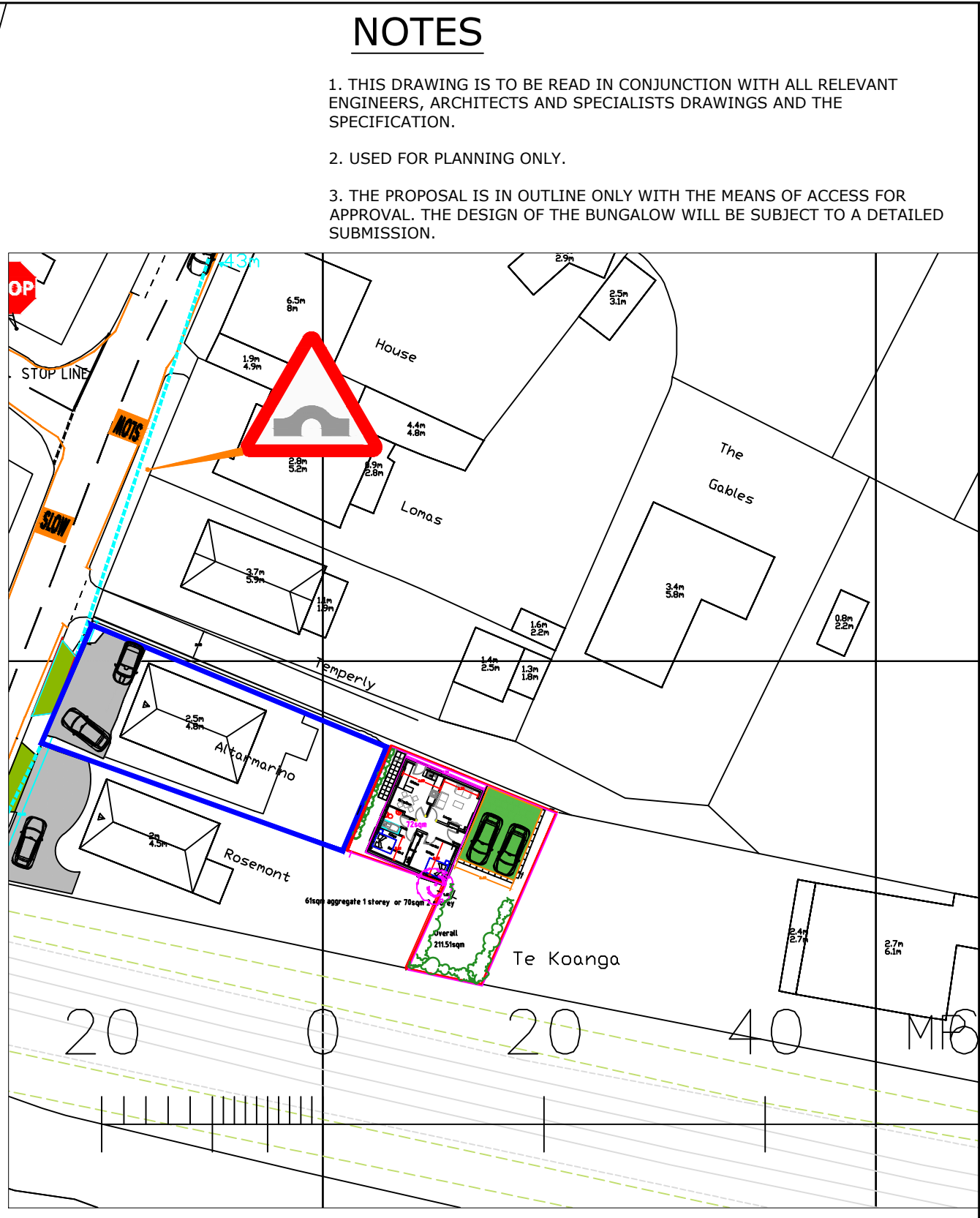
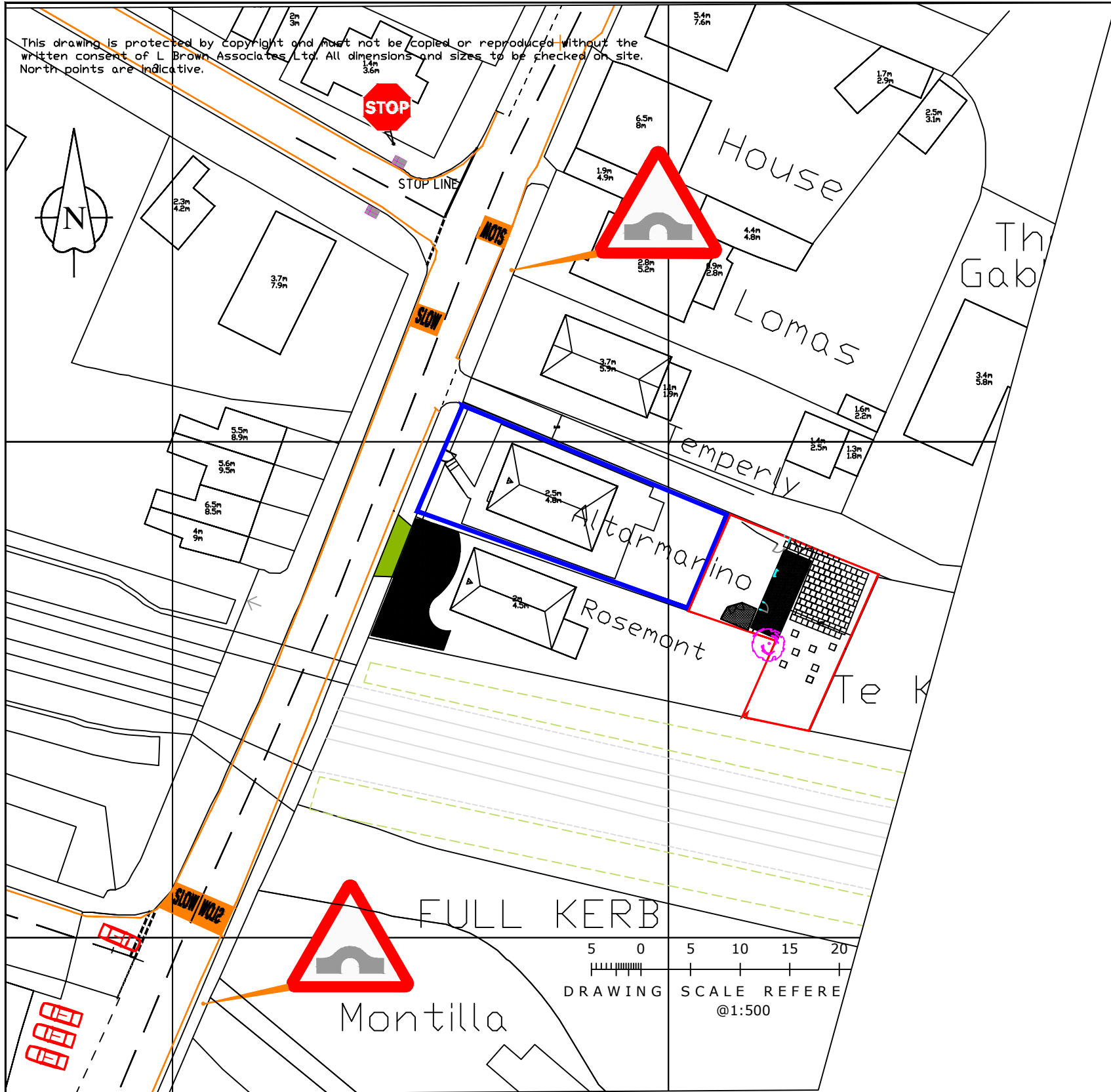
Hence, in conclusion in the Local Plan and December 2024 NPPF terms there are no valid reasons to object in highway terms based on current evidence-based submissions. In NPPF terms policy 116 (Transport) the development, internal arrangements and subsequent impacts are de minimis hence the development should be approved.

Yours sincerely

L Brown

APPENDIX 1

Drawing SK33 – Block Plans

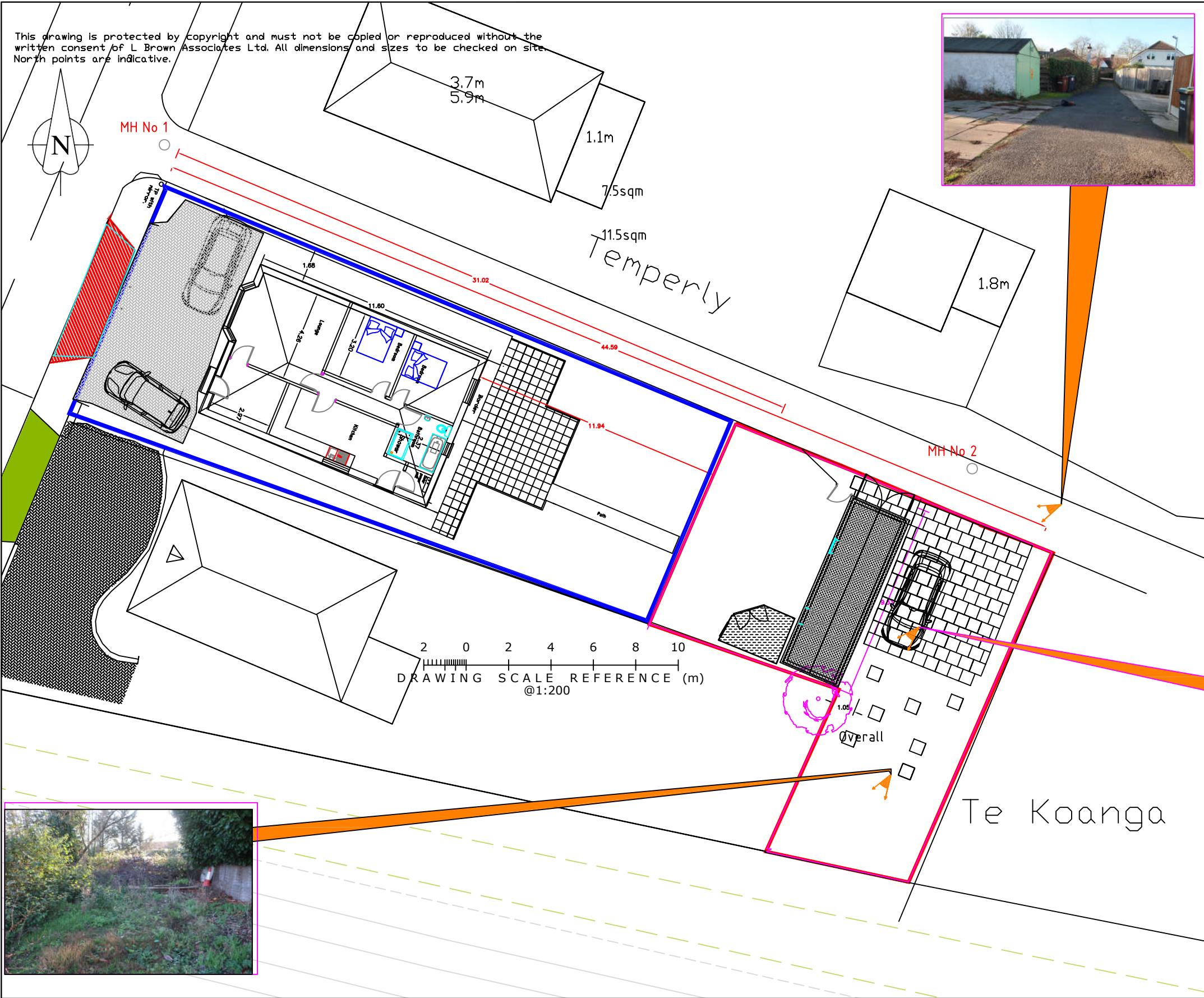


					LBA		L BROWN ASSOCIATES LTD		DEVELOPMENT PLANNING, HIGHWAY AND TRANSPORTATION ENGINEERS 34 Fallowfield, Chatham, Kent, ME5 0DX Telephone 01634 301082.		Drawing Status: INFORMATION			Drg Title BLOCK PLANS			
											Client MS C MUNN & MR C PARRETT			Drawn/Design LAB		Checked LAB	Approved LAB
					Project ALTAMIRANO, SOLE STREET, COBHAM, DA12 3AX			Scales 1:500 @ A3		Drg No. 1461- SK33		Rev .					
					A				LAB	LAB							
Rev	Date	Description			Made	Ckd											

APPENDIX 2

Drawing SK31A – Existing layout with 2 Dimensions Added

This drawing is protected by copyright and must not be copied or reproduced without the written consent of L Brown Associates Ltd. All dimensions and sizes to be checked on site. North points are indicative.



- ### NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.
 2. THERE ARE NO DROPPER KERBS OR TACTILE PAVING FOR PEDESTRIANS.
 3. THE ROAD SURFACE HAS BEEN RESURFACED CIRCA JULY/AUGUST 2020.
 4. PLANNING PERMISSION GRANTED FOR A CROSSOVER ROSEMOUNT, NEXT DOOR NEIGHBOUR, REF 20210014 DATED 1ST MARCH 2021. THE EXTRA WIDE CROSSOVER IS TO ENABLE TURNING ON SITE SO THAT VEHICLES CAN EXIT IN FORWARD GEAR.
 5. PAVING SLABS ARE EXISTING. THERE ARE MANY BROKEN ON THE SOUTHERN SIDE OF THE PAVED AREA. CARS CAN AND DO PARK ON THEM.
 6. THE CURRENT MANHOLE LOCATIONS ARE SHOWN.
 7. THE CONSENTED GARAGE DEPTH IS 7m BY 9.33m TO ACCORD WITH KCC'S VEHICLE PARKING STANDARDS. THE GARAGE ROOF IS HIPPED LIKE THE DWELLING'S ROOF. THE NEW BUNGALOW WILL BE LOCATED ON THE SAME POSITION AS THE CONSENTED GARAGE. THE SIZE WILL BE 9.33m BY 7.74m TO ACCORD WITH NATIONAL STANDARDS FOR A BUNGALOW.

KEY

- Site.
- Existing x- over and access
- Planing permission granted October 2025.
- PHOTOGRAPHS.
- Paving slabs 50.7sqm.
- Garage 23.6 sqm.



					LBA	L BROWN ASSOCIATES LTD	DEVELOPMENT PLANNING, HIGHWAY AND TRANSPORTATION ENGINEERS 34 Fallowfield, Chatham, Kent, ME5 0DX Telephone 01634 301082.	Drawing Status:		INFORMATION		Drg Title			
								Client		MS C MUNN & MR C PARRETT		EXISTING LAYOUT			
Project		ALTAMIRANO, SOLE STREET, COBHAM, DA12 3AX		Drawn/Design LAB				Checked LAB		Approved LAB		Date 16.12.2025			
				Scales 1:200 @ A3		Drg No. 1461- SK31		Rev A							

A	APRIL 26	WALK DISTANCE TO SITE FROM HIGHWAY	LAB	LAB
Rev	Date	Description	Made	Ckd