

NOTES

1. THE FRONT GARDEN DEPTH FROM BACK EDGE OF FOOTWAY/HIGHWAY TO HOUSE IS 6m. THIS ALSO SHOWS THE STEPS TO THE GARDEN BEFORE ANY POROUS BLOCK PAVING AREAS ARE ANNOTATED. A PLANNING CONDITION CAN BE APPLIED AS TO A GRAMPIAN CONDITION SO THAT THE AREA IS NOT USED FOR PARKING BEFORE DROPPED KERBS AND PAVING IS PROVIDED.

2. THIS DRAWING SHOWS TRACKING FOR A VEHICLE, A THREE POINT TURN. THE WIDTH OF CROSSOVER IS SHOWN TO BE THE SAME AS NEXT DOOR WITH 6 DROPPER KERBS. THIS AVOIDS DRIVING OVER THE FOOTWAY.

3. PEDESTRIAN 2m BY 2m SIGHT LINES HAVE NOT BEEN PROVIDED BUT CAN BE CONDITIONED.

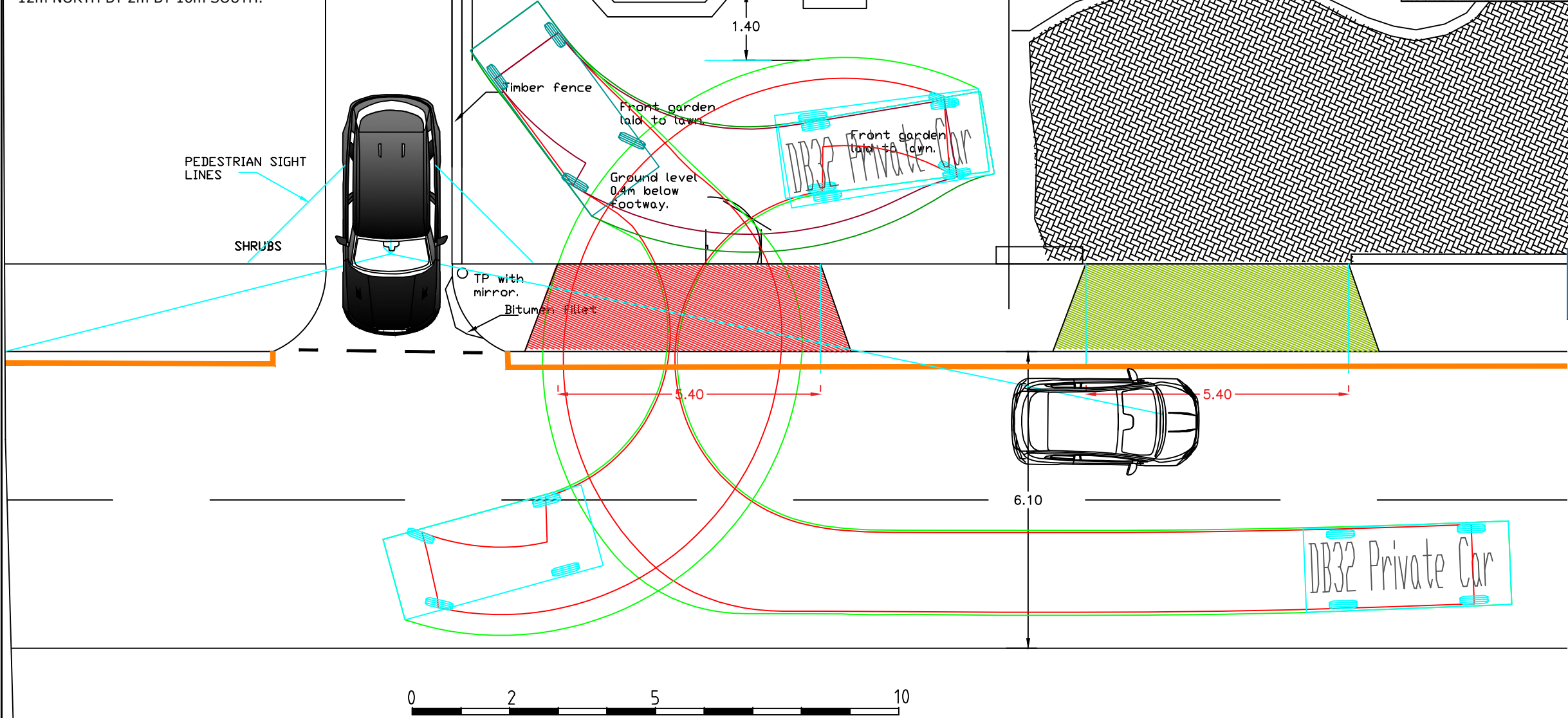
4. THE KENT DESIGN GUIDE PERMITS 1m BY 1m SIGHT LINES.

5. SIGHT LINES TO THE CURRENT ACCESS SERVING A NUMBER OF PROPERTIES IS VERY RESTRICTED HENCE A MIRROR IS LOCATED ON THE TELEGRAPH POLE AS SHOWN ON THE DRAWING . SIGHT LINES ARE CIRCA 12m NORTH BY 2m BY 16m SOUTH.

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.

Source Kent Design Guide Pg 133
Designing for movement.

	Typical parameter	Notes	Recommended parameter range (required min or max standard shown in bold)
Width	3.0m	minimum width 3.0m if access required for fire tender	2.4 m / 4.8m
Anticipated vehicle types	car, fire tender	see section 6.16 for guidance on access for fire appliances	
pedestrian visibility at junction with highway	2.0m x 2.0m		>1.0m x 1.0m
Maximum gradient	10%	measures may be needed for driveways having a steep downward gradient to prevent vehicles grounding. This can include providing a roll over as shown below or modifying footway cross fall gradients	0.13



Guidance
Guidance on the permeable surfacing of front gardens
Published 15 May 2009

Introduction

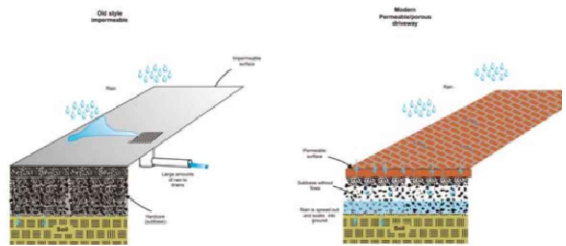
From 1 October 2008 the permitted development rights (see Glossary) that allow householders to pave their front garden with hardstanding without planning permission have changed in order to reduce the impact of this type of development on flooding and on pollution of watercourses.

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

LBA

L BROWN ASSOCIATES LTD

DEVELOPMENT PLANNING, HIGHWAY AND
TRANSPORTATION ENGINEERS
34 Fallowfield, Chatham, Kent, ME5 0DX
Telephone 01634 301082.

Drawing Status:

INFORMATION

Client

MS C MUNN

Project

ALTAMIRANO, SOLE STREET, COBHAM,
DA12 3AX

Drg Title

Track areas.

Drawn/Design

LAB

Checked

LAB

Approved

LAB

Date

18.06.2025

Scales

1:100 @ A3

Drg No.

1461- SK04

Rev

.

A			LAB	LAB
Rev	Date	Description	Made	Ckd