# Information in support of PA21/00283

## Condition 2: parking and turning area (surfacing materials and drainage, plus future maintenance of use)

The parking and turning area is being laid out as per the planning application drawings. Particular attention has been paid to the dimensions and levels of the turning area - to combine improved access and visibility splay for access onto the pre-existing drive of Trewartha, on the one hand, with the slope and levels of a functional turning area for vehicles which drive up the access to the new dwelling, on the other. (See *Image 3*, submitted with the application.)

The surface of these areas adjacent to the road Chapel Hill is proposed to be Marshall block paving, similar to that laid on the adjacent property Black Adder. This will extend about halfway along/up the 30m access away from the road, with the remainder surfaced with gravel, as indicated on the planning application drawings. Beyond this, a low-carbon-emission gravel-stabiliser grid will be laid to create a porous paving system when combined with gravel (and along the central strip, soil with grass): this will extend as far as the area required for emergency access, as per the DAS.

We are in the process of selling Trewartha (with the selfbuilder going on to occupy the new build once it is finished later this year) and our solicitor is currently drafting the provisions regarding maintenance of the right for future owners to access the area shown in pink in Image 3 for turning/reversing in line with the condition. If appropriate, I could submit the details of this when forthcoming in the next 4 weeks or so.

## Condition 3: hard and soft landscaping

The applicant is unsure of the level of detail required in this case of a single dwelling application and will be happy to supply further information as required. The pdf ‘Landscaping Proposals, PA21-00283’ presents the main aspects that are believed to be of interest. Many of these are shown in the original application, the base for this drawing, but key aspects are highlights in red in this pdf for clarity.

A specific aspect of concern in the original design was the impact of the path leading down to the permitted dwelling on privacy of (and outlook from) the two adjacent dwellings, Trewartha and Black Adder. These issues were addressed by the submitted design in the D&A Statement and the Proposed Site Plan. The main proposals therein in this regard and the current state of their implementation are illustrated in the attached *Image 1*. (A qualification about the image: the established hedging visible on the left of the image (*Eunonymus ebbingei*) extends to beyond (further south than) the garden of the adjacent house on that side, Black Adder. This fully screens the adjacent garden on that side.)

The existing plus supplemented screening to the south of the main lawn of Trewartha substantially hides the single-storey new build, as proposed in the planning application (as illustrated in *Image 2*).

I submit that these works and designs satisfy this condition, and hope this is all in order.

Best regards,

Roger Kayes