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PLANNING STATEMENT

4 Laxfield Road, Fressingfield IP21 5PT

Proposed Driveway with Vehicle Access from Public Highway

This application is for the provision of off-road parking to 4 Laxfield Road where none exists at present.

The driveway, within the curtilage of the address, will be of permeable brick weave construction.

The connection to the highway will be built across the highways footpath and verge and is envisaged to be of black top construction for the vehicle access and concrete for the footpath - with drop kerbs at the junction between access and highway to match the existing highway details. The final decision on this will be lead by the Highways Authority.

The new vehicle access will connect to the lay-by which runs between carriageway and verge.

Two other dwellings on this row of houses already have such connections – this proposal will look very similar to the them – see attached photograph ‘Existing neighbouring access’.

The new access has been designed to comply with DM01. The visibility splay has been checked at 2.4m x 43m in both directions – taken from the carriageway/lay-by boundary which will be the natural stopping point when entering the carriageway. The established sycamore tree in the verge to the left of the new drive when entering the carriageway has been accurately drawn on the layout drawings and will not interfere with visibility in that direction – see attached photograph ‘Visibility past tree’.