

Yewhurst House

Badgers Road
Badgers Mount
Sevenoaks
TN14 7AT

Our ref: DB/2021/P1

Date: 11/06/2021

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Planning, Policy & Development Control
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

Date: 11th June 2021

Dear Sir/Madam

RETROSPECTIVE PLANNING APPLICATION FOR NEW FRONT ENTRANCE GATES AND LOW WALL WITH RAILINGS AT YEWHRST HOUSE, BADGERS ROAD, BADGERS MOUNT

Please find enclosed our retrospective planning application for new front entrance gates and low wall with railings at Yewhurst House, Badgers Road, Badgers Mount. The application is accompanied by the following supporting information:

- Completed application form;
- This covering letter;
- Drawing No. Drawing 20210510-001 Issue A Site Location, Site Layout and Elevation Plan.

The application has been submitted via the Planning Portal under reference **PP-09927422 Yewhurst House Entrance Gates & Wall**.

This application is made without prejudice to the applicant's view following receipt of professional advice that the commenced development did not require planning not being adjacent to the highway but located 2m back from the boundary into the applicant's land.

Following commencement of work, the applicant received notice of enquiry for alleged unauthorized development adjoining highways at the property referenced 21/00164/OPDEV dated 21 April 2021.

The development is partially completed as the metal gates and railings, stone pillar caps, and remedial works to the front grass area have been suspended.

The Site and its Surroundings

The application site is Yewhurst House (formerly Bedlam) and located between Glenavon and the entrance drive to Hengist on Badgers Road, a privately owned road off Orpington By-Pass (A224). The previous site frontage comprised a timber post and rail fence starting adjacent to the gate post of Glenavon (2m back from the carriageway) across the site to a utility pole 0.5m back from the carriageway inside the driveway to Hengist.

Opposite the site is a grass bank rising 600<800mm to the boundary of Strines which comprises a low stepped brick wall 0<400mm high with a timber closed board fence 1800mm high above.

The Proposals

The applicant is seeking retrospective planning permission for the development of metal entrance gates 1.75<2m high supported on brick piers with stone caps, and front low brick wall (600<850mm) with metal railings over 1100mm high supported between brick pillars. The proposed location of the gates and wall is 2m

back from the applicants boundary/carriageway as shown on drawing 20210510-001 Issue A. The previous frontage included a large laurel hedge which grew over the highway and heavily restricted visibility to adjoining driveways and highway traffic.

The primary purpose of the development is to secure the site, whilst improving visibility and the appearance of the site when entering from Orpington By-pass.

Both adjacent neighbours were approached before the development and strongly supported the improvement to the front of the site.

Environmental Considerations

Traffic: The development will not result in any impact to the existing vehicle parking arrangements. The existing driveway splay provides off-road parking for any visiting vehicles to call via intercom for access into the driveway.

Location and Visual Effects: The new boundary will increase visibility and safety for Hengist, Rose Mount and all highway traffic. The use of materials is sympathetic with the existing structures on the site including the brick garage on the front driveway. The metal railings and gates have been selected to provide visibility to the highway rather than match the timber closeboard fence opposite the site.

Noise: There will be no noise impact.

Air Quality: There will be no emissions impact.

Trees & Hedges: The overgrown and obstructive laurel hedge will be removed up to 4 m back from the highway. Other small shrubs removed within the site to facilitate the development have no impact.

Conclusions

The development comprises significant improvement to the site frontage whilst sensitively designed to increase visibility and road safety. The boundary adjoining the highway has no development although the applicant is considering positioning of white verge posts on the site boundary in the future to protect the grass from vehicular use.

This proposal is not considered to be of significant magnitude to necessitate an evaluation of National and Local planning policies. As demonstrated above, the proposals would not give rise to any detrimental environmental effects.

I trust that I have provided sufficient information for you to be able to determine our application. Should you have any queries or require any additional information then please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Dale Brown.

Dale Brown

Reference Image of proposed concept design (see elevation drawing for detail)

