

PLANNING STATEMENT

Summary:

Reference: 11 Worcester Gardens, Worcester Park, KT4 7HN- Planning permission for continued use of new boundary wall along with the formation of a second vehicular crossover involving a drop kerb.

Planning Portal Ref: PP-10111837

The following supporting documents have been submitted with this application:

- E000 - Location and block plans
- E006_Elevations - Street view & Boundary Treatment - PROIR TO AS BUILT
- E007_Existing Site Plan - Boundary Treatment - PRIOR TO AS BUILT
- P006_Elevations - Street view & Boundary Treatment - AS BUILT
- P007_Proposed Site Plan - Boundary Treatment - AS BUILT
- P016_Elevations - Street view & Boundary Treatment – PROPOSED
- P017_Site Plan - Boundary Treatment - PROPOSED

Background information:

The application dwelling is a single storey detached family home. The property is a bungalow on the junction between The Avenue and Worcetsar Gardens. This road is a cul-de-sac that is exclusively residential in nature with surrounding vicinity typified by detached bungalows and mainly two-storey detached houses; built in a mix of materials such as render, bricks and clay roof tiles.

The property is not situated within a conversation area nor is it locally listed and does not lie within a flood risk zone.

Permitted development rights do not appear to have been restricted by means of an Article 4 Direction or previous planning consent. The dwelling house therefore benefits from all permitted development rights currently available under Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (“GPDO 2015”).

The applications site shares its boundaries with No.10 Worcester gardens to the south-east and No. .84 The Avenue. The rest of the boundaries are set back by means of a public path along the highway and Worcester Gardens. The property also benefits from a very large garden to the side and rear and is accessed via Worcester Gardens.

Site History:

14/00273/FLH - Removal of wall and replacement with panel fence – REFUSED

21/00343/FLH – Erection of first floor extension and associated external alterations to facilitate a two storey dwellinghouse (following part demolition of existing bungalow) – APPROVED

Proposals:

Application of continued use of new boundary wall along with the formation of a second vehicular crossover involving a drop kerb.

Principal of proposals:

During the process of renovating the garden the applicant noticed that the existing retaining/boundary wall on The Avenue was leaning forward and looked unsafe, hence decided to replace this with a new one. During this process a few neighbours were unhappy with the changes and reported the works, therefore the enforcement team through Graham Dorrington contacted the client to not only assess it's structural stability but also to let the applicant know that planning permission was required for these changes. With regards to the structural side of things, Parvez Aslam from the building control team visited the site and agreed that the previous structure was unsafe. He subsequently assessed the new wall and associated structural design and deemed the construction safe and relayed this to the enforcement team. Given that the structural aspect was deemed safe this application is to formalise the existing wall under full planning permission.

As mentioned above the main reason for the replacement of the existing boundary wall was due to the existing structure being deemed unsafe by the client, he's engineer and building control team who have previously shown concerns that the wall would sooner or later collapse.

With the above in mind a new wall has been built on-site with a similar colour brick and to a height that would provide sufficient security to the property. A few pictures have been added below to show how the existing walls were starting to show signs of structural defects and were leaning forward. A picture of before and after between the new wall and the retained power station wall clearly shows how this wall needed to be replaced with a proper retaining wall due to the level change between the road and property.



Street View 1

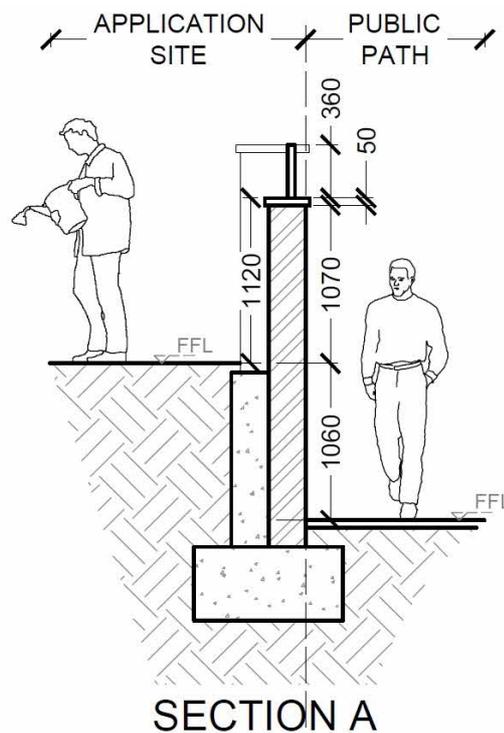


Street view 2

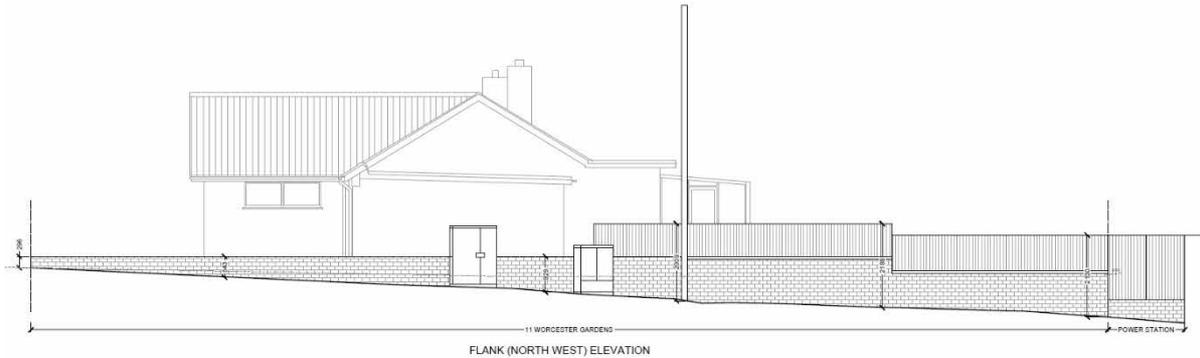


New wall vs Old

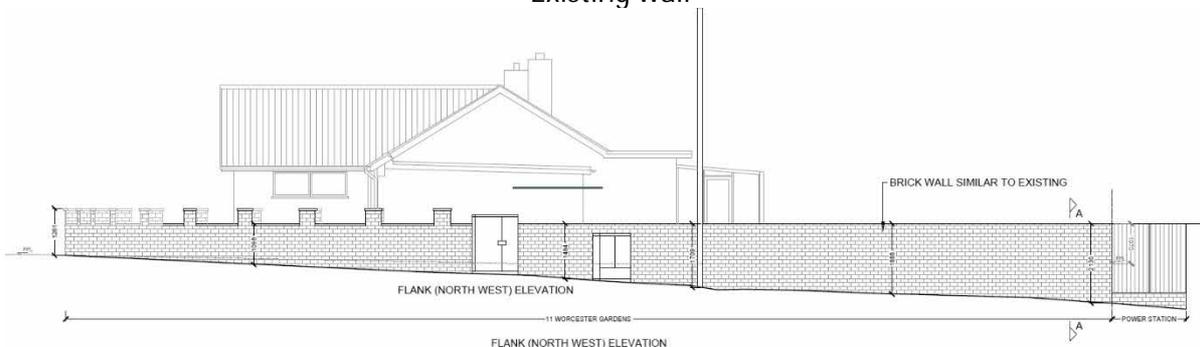
When replacing the new wall the applicant considered not only matching the brick colour of the previous wall but other elements such as floor levels differences and security for those who come close to the boundary. Given that there is a level change of roughly 1m from the public path and the garden the applicant constructed a higher wall so that from the inside of the garden there was a 1.1m brick “balustrade” as set out on building regulations, see below. Hence the wall at it’s highest point would be 2.2m and gradually reduce as to its lowest point of 80cm out front.



As part of the proposals the applicant would like to introduce brick piers so that the side elevations matches the proposals out front and to further prevent overlooking and enhance security levels include a timber fence between the piers. To further clarify the above proposal, elevations of the existing, as built and proposals have been included on the below:

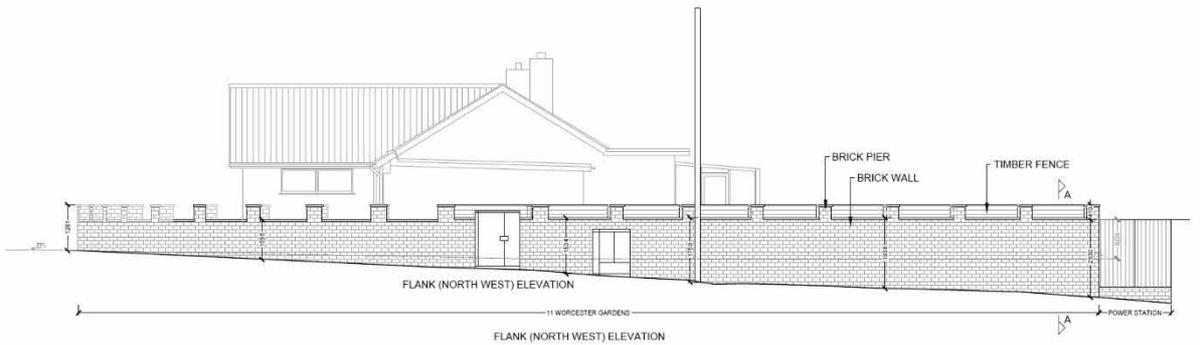


Existing wall



As built

It is also important to note that the as built wall is no higher than the existing brick and timber walls above.



Proposed wall

In relation to the front boundary walls the applicant has created a low-level wall with brick piers equally split through the length of the property. A similar variety of boundary walls have been constructed in the area:



Worcester Road



Delta Road



Grafton Road



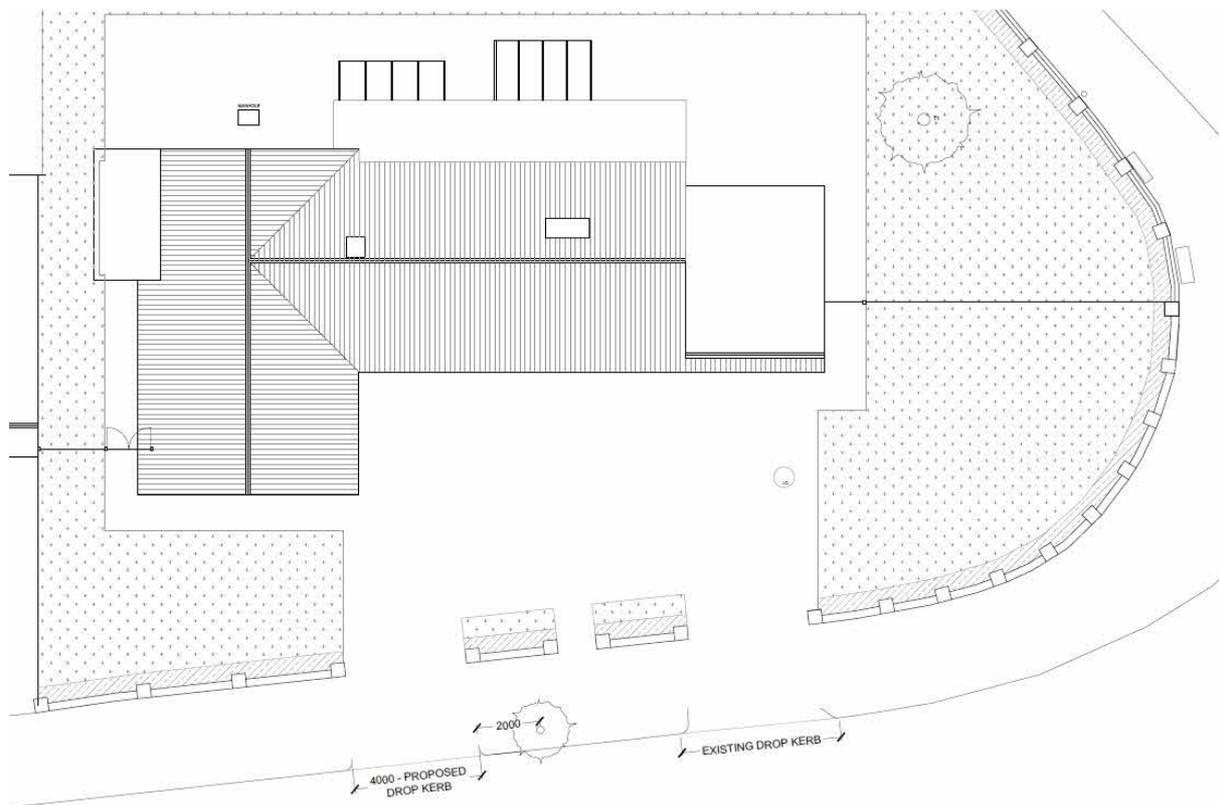
Delta/Grafton Road Junction

AS BUILT WALLS:



To add to the above, a second crossover and associated drop kerb is proposed on site to allow vehicles to leave in a forward gear. The previous site included two off street parking one in the existing garage and another just outside the garage area. However, the applicant has subsequently created additional parking for he's larger family by incorporating the approved external works in application 21/00343/FLH. This change allows the applicant to have more parking in the front garden, whilst a second cross over would avoid blocking the entrance when more than one car is on the property. In addition, the second crossover would allow the vehicle to leave the property in forward gear. The existing access will be retained as the entrance and the new crossover as the exit. There will be space to house 3/4 cars, suitable for a family home of this nature. There is an existing tree on the public path, however a distance of roughly 2m will be retained hence not affecting the tree.

There is no controlled parking zone in the area, hence the second crossover would not affect the off-street parking and in addition, there are numerous precedents of similar proposals with two access (i.e. 1 Worcester Gardens (3 crossovers); 21 & 22 Grafton Close and Grafton Wood on Grafton Road)



Proposed crossover

Conclusion:

The current proposal seeks to achieve the client's aspiration of having a new and improved boundary wall with a higher level of security, whilst at the same time improving the level of access to and from the property through a second crossover for vehicles. The proposals are designed with the contextual scale, proportions, rhythm and most importantly is in keeping with the local character of Worcester Gardens.

The proposals have been thoughtfully designed so that there is no unacceptable impact on neighbouring amenity or the appearance and character of the street scene, whilst positively responding to the area and applicant's needs.

Nonetheless, the applicant believes that, on balance, the proposals have been carefully devised to comply with local policy and guidance, taking into account previously neighbouring amenities and all other planning considerations such as roof form and distinctive site-specific characteristics.

We hope that the information submitted with this application is sufficient to make a positive determination; however, in the event that additional information or revisions are required then please do not hesitate to contact the agent.