



STANFORDS

116 Kirby Road,
Walton-on-the-Naze.

Planning application for a new access.



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Stanfords

1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of C. Fletton and is in support of a full planning application to provide a new vehicular access and associated parking and turning space from Kirby Road to No.116. Planning permission was granted for a detached 4-bedroom dwelling on land east of No.116 Kirby Road (reference: 21/00084/FUL). It is proposed that the existing access to the site would serve the new dwelling, and the proposed new access, with associated parking and turning space would serve the existing dwelling for reasons of continuity and uniformity along Kirby Road as each property has the benefit of an individual vehicular access.
- 1.2 This statement should be treated as forming part of the application, and includes details on the site and its surroundings, the intended scheme and how it relates to adopted and emerging planning policies. Although the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2013 removed the requirement for Design and Access Statements to be submitted with minor planning applications, this statement is submitted to explain the rationale behind the development to assist the Local Planning Authority in making its decision.

2.0 Site, Surroundings and Access

- 2.1 No.116 is situated on the northern side of Kirby Road, Walton-on-the-Naze, which is within a 30mph speed limit zone. The site forms one of several properties in a linear formation along Kirby Road. The applicant currently lives in the existing property at No.116 Kirby Road. The majority of the properties in this vicinity date from the 1970s and are typical larger detached houses from that period.
- 2.2 The site is currently accessed via an existing vehicular access from Kirby Road, which is within a 30mph speed limit zone. The current access serves the existing property and the property that was approved under 21/00084/FUL, which is yet to be constructed. There are adequate pedestrian walkways either side of Kirby Road.

2.3 The new access is situated approximately 14m west of the existing access that serves both the principal property on the site and the soon to be constructed approved dwelling. This will enable both the existing and approved dwellings to have the benefit of separate private accesses with associated parking facilities. An adequate turning facility would be provided for each property, to ensure any vehicles can exit the site in forward gear, in the interest of Highway safety. A block plan to this effect has been submitted as part of this planning application and is included indicatively below in Figure 1. Kirby Road is a 30mph speed restricted zone. Visibility splays of 2.4m x 115m to the east and 2.4m x 115m to the west are available, in excess of Essex County Council's Highway Standards. Figure 2 is an indicative visibility splay plan. The scaled version was submitted as part of this planning application.



Figure 1: Block Plan (not to scale – scaled version submitted as part of this application).



3.0 Conclusion

3.1 The scheme provides a new access from Kirby Road, with adequate visibility splays in both directions, to serve the principal property No.116, which the applicant lives in. In this instance, the proposed access and associated parking is considered essential in separating the access for No.116 and the approved plot to the east of the host dwelling. This is considered more appropriate than the current use of the existing access that is set to serve both properties.