

CLOCKHOUSE COTTAGE

HAWKINS HILL

LITTLE SAMPFORD

ESSEX

CB10 2QW

CONDITION 8 - request for discharge

GATE ACCESS

UTT/20/3414

Project Overview

Construction of extension to existing detached garage and replacement of pitched roof to include rooflights, to facilitate conversion into Summer House and the construction of replacement detached garage/store with new access.

SITE PLAN OF VEHICLE ACCESS AREA

CONDITION 8

'Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway'

REASON: To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety, in accordance with Policy GEN1 of the Uttlesford Local Plan (adopted 2005).

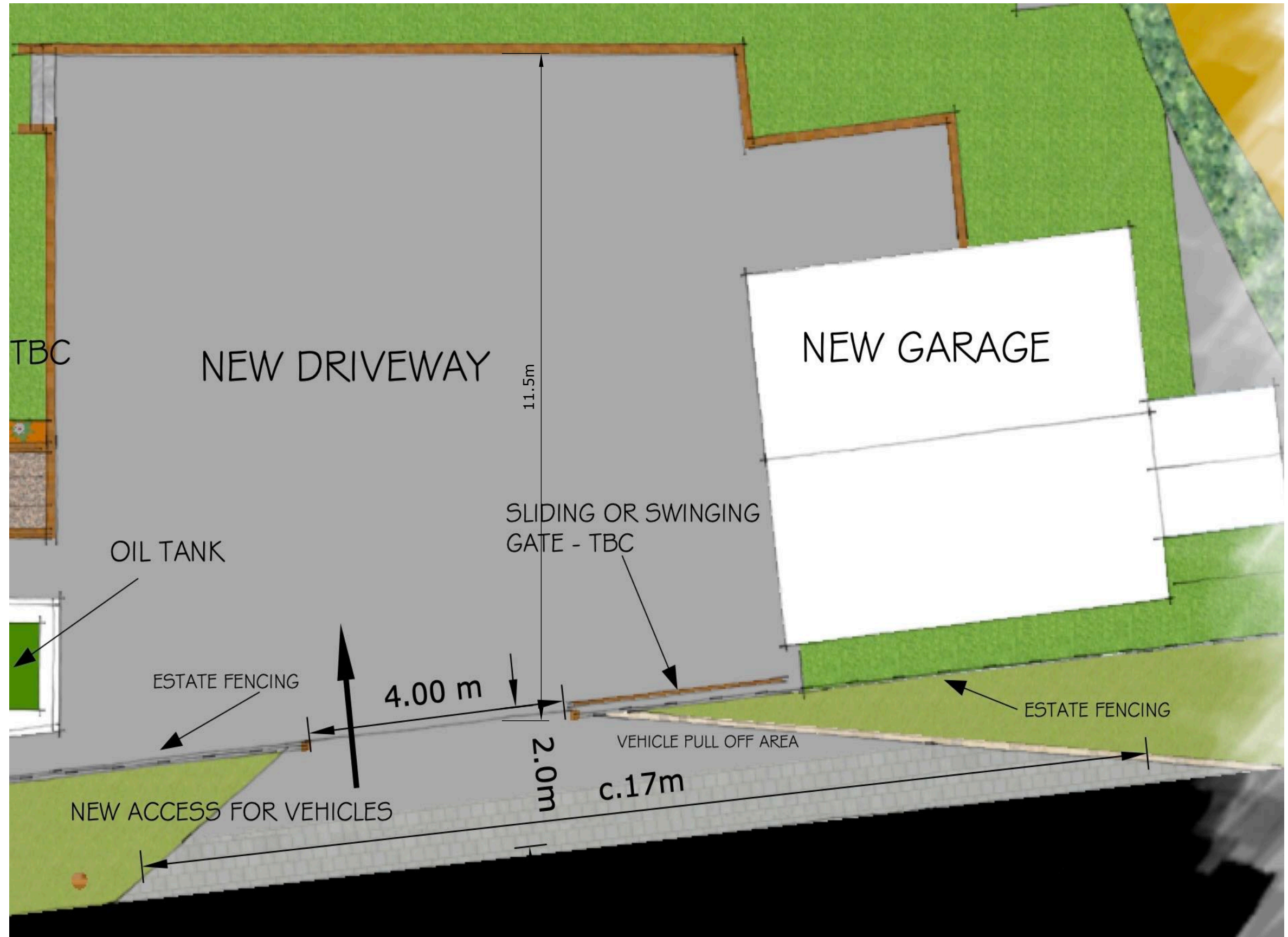
Request: To permit either a sliding automated gate or swinging gate.

The intent is to provide a large run-off area for vehicles that may wish to stop. This is 2m from the highway and c.17m in length. The opening, flanked by estate fencing, is 4m wide.

The site itself is c.11.5m deep at this point meaning that a gate 6m back is not a feasible option in making the space work.

The intended run-off area proposed here is a vast improvement on the existing scenario and is superior to that offered vs residences close by.

The prime user of the site will be the owner. Automation will permit the gate to be opened prior to the owner reaching the entrance.



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PROPOSED IMAGES OF GATE AND ESTATE FENCING



INDICATIVE ENTRANCE GATE -
SIMPLE STYLE IN FORM OF ESTATE FENCING



INDICATIVE STYLE OF ESTATE FENCING -
VERY SIMPLE STYLING



VIEW TO ROADSIDE HEDGE



VIEW BACK TO EXISTING GARAGE SHOWING DEPTH OF THE SITE

SITE
PHOTOGRAPHS



VIEW TO TOP OF GARDEN WHERE NEW GARAGE WILL BE POSITIONED