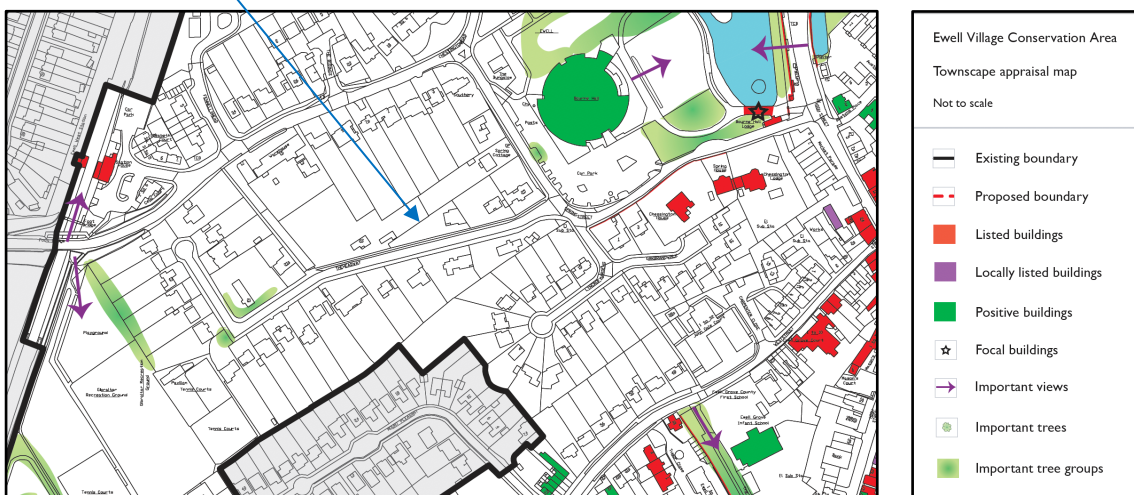


Planning Statement

Site: Land at 22 and 23 The Headway, Ewell Epsom KT17 1UP
Proposal: Erection of front gate and piers

1.0 Site characteristics and relevant planning history

- 1.1 The 0.077ha application site comprises garden land associated with two existing residential properties on the north side of the Headway in Ewell Village. The houses in the road benefit from pleasant front boundary treatments and there are a number of recent examples of approved front gates and piers on The Headway which the proposals here seek to replicate.
- 1.2 The recent planning approval for the erection of a two-storey detached dwellinghouse with new access off the Headway following division of existing plots, ref 22/00060, is the development that is about to commence works to which the front gates and piers will serve.
- 1.3 The site, here, is also within the Ewell Village Conservation Area and is covered by the Ewell Village Article 4 direction 2000.



2.0 Policy Considerations

- 2.1 Local Development Framework Core Strategy (July 2007)
Policy CS5 – The Built Environment

Development Management Policies Document (September 2015)

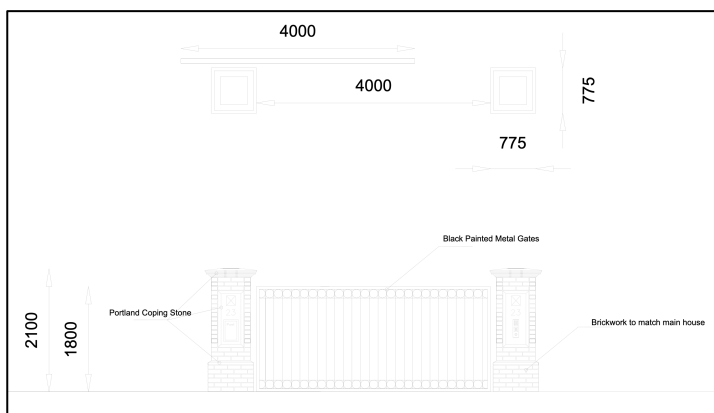
Policy DM8 – Heritage Assets

Policy DM9 – Townscape Character and Local Distinctiveness

Policy DM10 – Design Requirements for New Developments

3.0 Proposal

- 3.1 The proposals here seek erect a front sliding gate and piers across the access as approved for the development proposals 22/00060. The brick piers will be 2.1m high x 750mm x 750mm topped with a Portland stone coping stone and the brickwork will match the main house. The black painted metal gate will be 4m wide x 1.8m high.



4.0 Considerations

The key issues to consider for this application are:

- The design of the proposal and its impact on the character of the conservation area and the streetscene
- The impact on the amenity of neighbouring properties
- The impact on access and parking

The design of the proposal and its impact on the character of the Ewell CA area and the streetscene

- 4.1 The application site is located on the north side of the Headway. The other properties in the close vicinity and on the Headway itself that also have front gates and piers are included on the Photo sheet, included with the submission documents. As such it is a reasonable assumption to make that the proposed sliding gate and piers here will be contextual in the streetscene that makes up the Headway.

The impact on the amenity of neighbouring properties

- 4.2 The proposed sliding gate and piers as laid out and designed will not result in any loss of amenity to the neighbouring properties as required of guidance in Policy DM10 and the Design and Character SPD.

The impact on access and parking

- 4.3 The Headway is a private road. The new entrance gate will open and close automatically and the nature of the sliding gate will ensure that it will not impact on front driveway turning areas as side hung opening swing gates could have. In addition, the gate will be set suitable back from the highway's edge so as to ensure that both appropriate pedestrian and vehicular visibility splays will be maintained as vehicles leave the property thereby ensuring safe egress.

5.0 Conclusion

- 5.1 The proposed front boundary sliding gate and piers will be appropriate in terms of their height and appearance and will be commensurate with other roadside front boundaries and access gates in the close proximity along the Headway including directly adjacent at no 22/22a ref 21/00505 as indicated here.

