



Architectural Planning & Detailing Specialists

*Building Plans By Design Limited*

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## **Planning And Design and Access Statement**

### **10 ELM TREE ROAD**

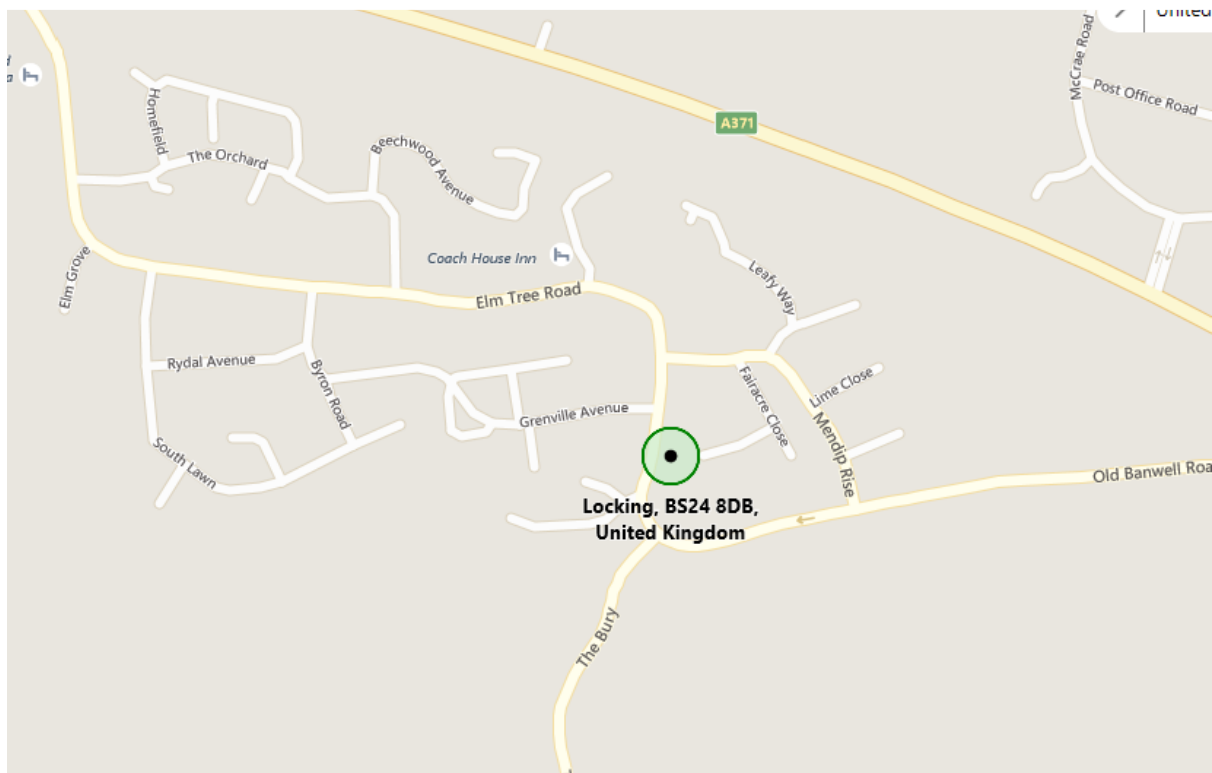
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## 1.0 Introduction

This Planning, Design and Access Statement has been written to support a Full Planning application. The fundamental purpose of this Full planning application is to gain off road parking with a new driveway and parking area.

The existing site comprises of a detached listed property grade 2\* set over two floors (ground, and first) with a large garden to the side and rear of the property. The property is situated midway along the one-way section of Elm Tree Road on the right hand side as you drive along. The road drops away gently and is quite narrow. The property is boundary wall fronted with a small verge. Current parking is on the road adjacent to the property with a gated pedestrian access from Elm Tree Road. The existing building sits on a modest plot. This property is a typical long house with the end adjacent to the road for this area. The wider area has a broad uniformity of dwelling scale and type and boundary treatment and is mixed in character and condition with the majority of houses.

### Location Plan



## **2.0 Planning History**

Ref No. 17/P/1285/LB Status Approve with conditions  
Retrospective application for listed building consent for works undertaken, replace 3no. rooflights in kitchen, install replacement fire door between utility room and garage, storeroom converted to utility room, new ceiling and flooring in outbuilding, new floor created over existing flooring in bathroom.

Ref No. 06/P/1530/F Status Refuse  
Erection of dwelling.

Ref No. 06/P0715F Status Appeal Dismissed  
Erection of new dwelling.

Ref No. 01/P/0868/F Status Approve with conditions  
Erection of detached double garage with driveway alterations to stone wall.

Ref No. 01/P/0867/LB Status Approve with conditions  
Alterations to stone wall.

## **3.0 Existing External Site Layout Design**

The house is situated at the top end of the site. There is a very large section of land to the front of the house which is to the side from the road. To the very rear of the site is a large paved area. There is also a substantial outbuilding approximately in the middle to the rear of the site.

## **4.0 Existing Boundary Wall**

The existing boundary wall is curtilage listed from the listing of the original dwelling. This does not mean you cannot alter the boundary wall, however all alterations must be done sensitively and in scale to keep the original features where possible reusing the original materials.

## **5.0 Current Planning Policies Guidance Notes and Key Issues**

Highways Development Design Guide 2015

This policy refers to the sightlines and visibility required for entrance to a road from a side access.

Listed Building Consent

This application will need to be submitted to gain approval prior to any works being undertaken.

## **6.0 Proposed Driveway Entrance**

The proposed driveway has been designed to keep the original features of the existing curtilage boundary wall. It has further been designed to allow safe access in and out of the site with a chamfered wall being formed to allow good visibility. This wall has been designed at angle of 38 degrees.

The driveway slopes down to meet the road edge. To catch any surface water run off an ACO channel has been designed to run from the wall to the property boundary as depicted on PL02.

The materials for the new driveway must allow water to drain through into the ground with any excess rainwater being prevented from entering onto the road.

A soakaway will be required under the proposed driveway to allow water to dissipate into the ground.

The boundary wall stops mm from the road which allows clear vision for the proposed driveway and the adjacent driveway next door.

A large parking area has been formed at the top of the site to allow parking for two cars whilst still been able to turn and leave the site driving forwards.

## **7.0 Conclusion**

It is our opinion that this driveway will be much safer than the existing parking arrangement. The client has recently had a car hit by a local bus and this is what has prompted this application.

The proposed driveway in this application has been designed sensitively to suit the area, whilst respecting the existing curtilage listed boundary wall.

This proposed driveway will make parking much safer for this property and for the adjacent property as the vision up the one-way street will be further enhanced.

The proposal is in accordance with local planning policy.