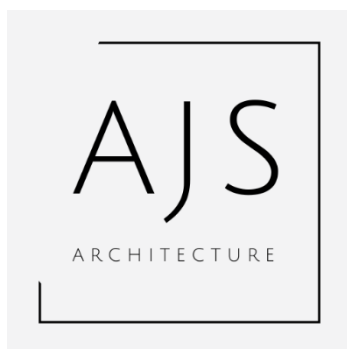


Proposed dropped kerb at 135 Burwell Road, Exning



AJS ARCHITECTURE LTD

Address: Cleveland House, 39 Old Station Road, Newmarket

Phone: 01223 901904

Email: ajs.design@hotmail.com

Website: www.ajsarchitecture.co.uk

1.0 Introduction

AJS Architecture Ltd has been instructed to prepare and submit this application for the proposed dropped kerb at 135 Burwell Road, Exning.

2.0 Application site

The land is currently a hard surfaced area with an existing ACO drain. The area is at the front of the property parallel with the B1103 Burwell Road. An existing 3.4m wide footpath is situated between the land and the existing highway road.

3.0 Proposed development

The proposal put forward is the creation of a dropped kerb at the front of the property. The area is currently being used for car parking, which is common along Burwell Road. However, my client seeks to have the correct permission / dropped kerbs in place to allow them to use the site legally. The visibility either side of the property is well above the required 2.4m x 43m as highlighted on the plans provided.

Policy DM24 states that planning permission for alterations or extensions to existing dwellings, self-contained annexes and ancillary development within the curtilage of dwellings will be acceptable provided that the proposal respects the character, scale and design of existing dwellings and the character and appearance of the immediate and surrounding area, will not result in overdevelopment of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.

This proposal is for the creation of a dropped kerb to the front of the site, it does not involve the creation of additional floorspace for the host dwelling. Therefore, the principle of the development is acceptable. The proposal would not result in any impact on the amenity of neighbouring properties or

impact the character or appearance of the host dwelling and surrounding area.

4.0 Conclusion

The creation of a dropped kerb on this site would have relatively little effect on the landscape or character of the area. Other examples of similar arrangements are already in place which sets the precedent for development. It is hoped that officers will acknowledge the benefits of this scheme and will be supportive of it.