

Planning Statement
The Spinney Brockford Road Mendlesham IP14 5SG
SCALE @ A4:

**Retrospective Application for Emergency Driveway Egress/Access at The Spinney,
Brockford Road, Mendlesham, IP14 5SG**

During the initial planning and approval stages for the two new bungalows, it seems there was an oversight in the distribution of driveway access between the two properties. The current access configuration, unfortunately, bestows an undue advantage to the neighbouring property, while compromising the accessibility and convenience of the applicant's property.

Rationale for Request:

Safety & Emergency Egress: The primary objective of this application is to ensure safety. While the driveway is not intended for regular use, it is essential for emergencies. For any unforeseen circumstances where the main driveway is inaccessible – be it due to the neighbour's activities, external events, or other obstructions – the alternative access would ensure that residents can safely and promptly egress from or ingress into the property.

Clear Visibility: Concerning potential traffic safety issues, there is a clear and unobstructed view up the street from the proposed egress point. This ensures that vehicles entering or exiting would have ample visibility, minimising any risks to other road users.

Inequity in Current Driveway Allocation: The current driveway configuration favours the neighbouring property, which could potentially lead to situations where the driveway is fully occupied, thereby preventing or impeding access to The Spinney. An emergency access point would mitigate such challenges.

Conclusion:

We understand and respect the planning and approval processes, and this application is made with the safety, convenience, and well-being of the residents in mind. The proposed emergency driveway access is not a mere amenity but serves a crucial purpose. We kindly request the planning department to consider the aforementioned points and approve the retrospective application.

