



PLANNING STATEMENT

Address:

48 Rosebank, KT18 7RG



Application:

Planning Permission

Proposal:

Hard-surfacing (paving) of front garden and formation of single crossover to enable front garden parking (two cars)

Planning History:

Application Site: None

59 Rosebank: 19/01376/FLH - Formation of vehicular access crossover (involving widening drop kerb) - permitted 13.12/2019

Constraints (if any):

No specific constraints on Epsom & Ewell Planning Policies Map

Planning Considerations:

The proposal would result in the loss of green garden space and the formation of porous paving. However, it should be noted that it is possible to pave a front garden of a house without planning permission, as permitted development. This is a factor which should be taken into consideration as there are houses in the area which can pave their forecourts without planning permission. Accordingly, the front paving would be akin to front paving which could be undertaken in an area of similar houses.

There are paved surfaces in front of nos. 53 and 54 Rosebank which 'set the tone' for front garden parking in Rosebank and do not unduly affect the appearance of the streetscene. The paving would not affect the outlook from any neighbouring properties and there would be no harm to the appearance of the built environment.

The formation of a single crossover would not prejudice the use of the pavement or road by pedestrians or motorists.

Consent would be required from the Highway Authority and such consent would ensure that the crossover was constructed in accordance with the Highway Authority's standards to ensure pedestrian and motorist safety.

Visibility to and from the site are very good with clear unimpeded sightlines in both directions and no highway markings, furniture or alignments which would result in poor visibility for users of the highway.

As there would be no adverse impacts on the character or appearance of the site or the surrounding area, or the safety of the highway, planning permission should be granted.