

CONSERVATION & DESIGN COMMENTS

Application No: 23/00908/FLH	Date of comment: 4.10.2023
Location: 21 The Headway Ewell Surrey KT17 1UN	
Proposal: Landscaping alterations to front driveway incorporating entrance gates and scrubs fencing to property boundary. Swimming pool to rear garden.	
Conservation area: Ewell Village with Article 4 Direction	
Consultee: Justine Page	
Site visit: 3.10.2023	

Summary: Object

Significance: The Headway is a street of two characters. The western section is the furthest from the connection road and ends in a cul-de-sac. No. 21 is on the corner between the two character parts, but fronts onto the western part and its front garden is clearly more part of that character than the other end.

AGENT REPLY: Where I consider that these elements should be a consideration, you cannot detract from the need that the full road has to be taken under consideration and that 21 The Headway is part of the main road to the north of the corner and the west of the road. Taking the view that west and north parts of the road should be dealt under different characters for the same conditions would seem unfair, non logical and nor considerate to the overall character of the whole road. Breaking the road into two parts being favourable for each and that because the first half having had more development and renovation, along with new builds has changed the character of the whole road, not to mention the western section of the road and the houses at the end of the cul-de-sac shown to be enclosed and plant fenced in along with significant development to the properties and front gardens. See imagery below as examples. Hence I cannot see how the statement above can be considered as a point to object, when there is a majority of examples of driveways being boundary planted or fenced.



West road section of The Headway, left side boundary planting and right side open lawn on approach to 21 The Headway.



Approach to 21 The Headway from the north with opposite properties with high hedges rows



Driveway opposite to 21 The Headway featuring 7-8 foot hedge row



New boundary planting of laurel hedge at the end of The Headway cul-de-sac in the west section of the road



Approach to 21 The Headway with brick wall, fencing and hedge rows - 21 and 21A The Headway



Driveway hedge rows on all along the north section of the road - 1-4 The Headway

This part of The Headway has a very charming, rural, leafy and open character. The houses are all similar detached, interwar houses with applied decorative timbering, or tile hanging, hipped clay roofs and gables and an air of spaciousness. The spaciousness and rural charm are brought about in great part by the open front gardens. Typical of this group of houses are flat lawns with clumps of often large mature trees, and low hedges only serving to divide the properties, but no boundaries whatsoever between the front garden and the road. The landscape quality of The Headway is mentioned in the conservation area appraisal.

AGENT REPLY: Considering here that we are speaking about the landscaping of the front garden not the housing character, I see no bearing in the decision of the landscaping of the driveway. As mentioned here many of the western parts of the road have low and high, tree or hedge planting as you can see on the images provided. The consideration of the driveway would be in keeping with this on the side of the road of 21 The Headway. As mentioned you will see on the application drawings that all the planting is low and considerate to the surrounding neighbouring properties. All the mature trees will be retained under the TPO registrations. Secondly, the reasoning for the planting around the perimeter of the driveway is both for privacy, but also protection to my client's young children from any risk of the road and cars within this area, even though this being a private road with low traffic flow. Safety of my clients children should be a consideration as part of this application. The fact as noted, this is a conservation area, would suggest that considerate planting would add to the conservation and wildlife that this would bring, not just open lawn that does nothing to help with the run-off of rainwater to the road in addition. It should also be noted that the previous owners of the property removed planting to the front garden, for which this application of additional planting would bring back the look and feel to the character of 21 The Headway, resulting in the application improving the character of the road. No hard landscaping has been requested.



Ground scrub image from estate agent imagery on front drive area - 21 The Headway

Detailed comment: This open landscaping however is such a strong feature of this part of the conservation area that it would be harmful to enclose the front garden with any type of boundary, and I therefore have to object to this application.

AGENT REPLY: It should be considered as mentioned above the safety of my clients children and as demonstrated in your image with the parking of cars and vans adjacent to the property to be of concern to their safety. Granted the view would change, but low level laurel planting no higher than 1200mm would still provide visibility of the corner and into my clients driveway retaining the green and landscaped view rather than as seen on the Headway on the north section particularly hard landscaping of red brick walls/pillars with iron gates and railings, hardly in keeping with the character of the road in a conservation area, let alone in Ewell Village. Hence the objection of this seems unfair in its consideration for these points. See below images of other house front gardens and driveways of The Headway as examples that these are not considerate to the conservation area, questioning what objections were made for these. As you will see from the application, the entrance to 21 The Headway is very considerate with timber posts and gates to match the original property character as seen in the road, similar to the white farm gate seen in the first few properties on The Headway, image below.



Iron fencing and brick pillars - Two new build and reno 23 The Headway

Proposed plan no. ITE-201028-PS-0016 (for the swimming pool) shows a fence proposed fence hidden in the proposed hedging. The two proposed large solid gates proposed are not represented anywhere else in The Headway, and they would be visually intrusive, solid in appearance and serve to block the landscaped front garden from the public realm which is a key feature of the character of this part of the conservation area.

AGENT REPLY: Based on this feedback my client is willing to remove the solid gates however would be similar in design to the below image found on The Headway, taking into consideration of the road a farm fencing design gate would be extremely in keeping and not to be mistaken for modern additions also found on The Headway. You can see examples of gates on The Headway as noted below in a variety of types which not all are in keeping. Hence I struggle to understand that this wouldn't be in keeping with the character of the road. This should be reconsidered. With regards to the notes about fencing on ITE-201028-PS-0016 hidden in the proposed hedging, clarity should be sought to understand the drawing and this as this only is serving as a boundary line as noted clearly in text on the submission.

Additionally please consult planning ref: 21/01807/FLH application which was Granted prior to this application sought to soften the wood fence with shrub hedging to bring the property into character of the areas and other houses to remove the impact of a hard landscaping along the road boundary currently not in keeping with fence panels, hence this should have been commented on as part of application 21/01807/FLH and cannot be consider as part of this application.



Traditional gate example - 25 The Headway



Iron gates, fencing and brick pillars - 5 The Headway



Iron gates, fencing and brick pillars - 5 The Headway

Lighting is shown in the hard standing in tiny lettering. This would harm the rural character of this part of the conservation area and create a modern, urban feel with a stage-lit atmosphere that would be at odds with the established rural character whereby it is dark at night.

AGENT REPLY: Full scale drawings can be provided as needed to read the notes on the drawing, however the submitted drawings were PDF'd as full scale, hence at the correct magnification either digitally or printed at scale would be viewable text and not tiny as commented. Please take care to magnify the drawing to read all notes for which I would expect to be reviewed before any objection. With regards to the above notes around lighting, the application should be acceptable in what is already present on the building and other properties to be considered acceptable as you will see below. Hence agreed that the lighting should be sympathetic to the character of the building, low brightness and considerate to neighbouring properties for which I think this is. However my client has agreed to scale back as necessary to satisfy the lighting requirement.



Brick pillar up down bright lighting - 5 The Headway



Pillar lighting on both sides of the road - 5/23 The Headway



Ground driveway and grass lighting opposite to 21 The Headway

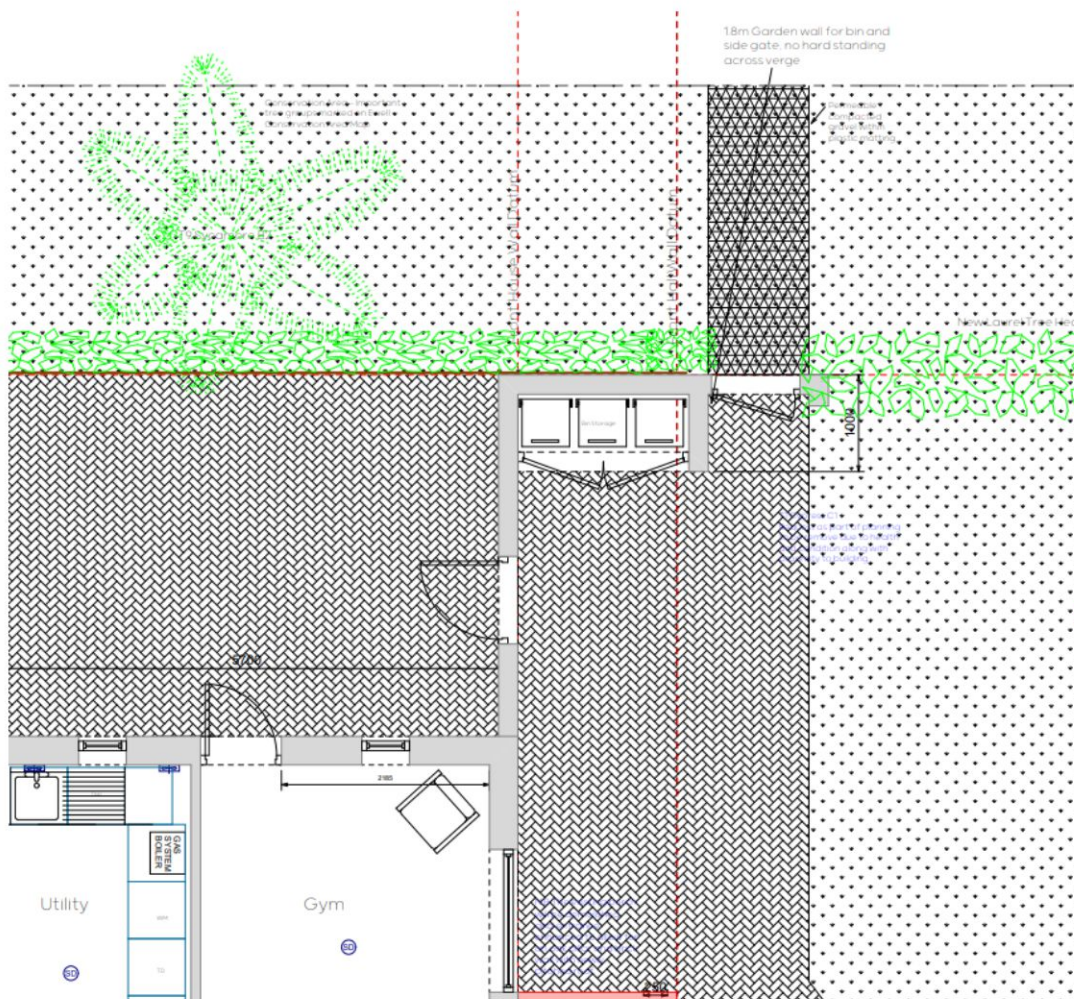
I think the existing plan is incorrect and shows more paving that actually exists on site, especially to the right of the front door where there is just a path to the gate. I would not object to an additional driveway into the front garden if **a)** the size was reduced to a minimum and **b)** the harm was counter balanced by resurfacing with a more sympathetic material such as buff / brown gravel which has a softer appearance and is more in keeping with other gravel driveways in the immediate area.

The new piece of wall shown below is unauthorised and projects into the front garden so also serves to block and harm the open character of the area.



AGENT REPLY: Your comments are noted, but it should be made clear that under planning application 21/01807/FLH Full Granted Planning Permission included the construction of the path and wall entering the property from this side seen on drawing "ITE-201028-PS-001 - Proposed Ground Floor Layout Drawing" of 21/01807/FLH, for which should then be considered as part as the existing and not part of this new application as this has already been granted on the first planning application. A small extract of drawing "ITE-201028-PS-001 - Proposed Ground Floor Layout Drawing" can be seen below, however please check your records with regards to application 21/01807/FLH. In this application 23/00908/FLH and reflected on the drive area that was amended as part of 21/01807/FLH but under this application a consideration would need to be amended further. Hence the driveway area that has been increased is the minimum to be able to navigate a car in and out of the drive, for which has been considered to ensure as much lawn is retained. With regards to the surface of the driveway, understandably this permeable block paving is currently part of the existing surface and my client considered not to change the surface to allow for it to be continued as the same as existing under the planning rules of matching existing character and material in line with the regulations. My client is looking to not disturb the existing driveway and the expense that this will bring but to clean and add to the area as indicated on the drawing. Moving to a loose gravel would be very different to the majority of the houses in the road with examples seen in the road such as slab, block, resin and natural non permeable tiles all being used on The Headway.

Finally to be completely clear the new wall, opening and path as below should NOT be part of this application and considered as being non permitted, as mentioned above this has been accepted and granted as part of 21/01807/FLH and should not be objected to as part of this planning application.



Drawing ITE-201028-PS-001 - Proposed Ground Floor Layout Drawing v15 - 21/01807/FLH

Summary

It is for all these reasons that an objection to the application is unconsidered taking into account the full road and character within 2023. The design and landscaping proposed is extremely considerate to the character of the road, being soft in appearance and low hedging to ensure the continued openness of the corner to the north and west directions of the road. Similarly, I see no objections to this application from the neighbouring properties for which also should be considered as part of the application in its totality.