

Comments on drive at Glencote

Summary

We would like permission to hard surface the drive at Glencote with a non-porous surface such as tarmac.

Background

Glencote is a seven acre property with a large house at the end of a long drive. The drive is currently a gravel drive with a large number of potholes. We would like to change most of the existing drive at Glencote to have a hard surface, such as non-porous tarmac.

We have brought in workmen to fill in the potholes twice in about seven months. The repairs have not lasted long and the drive is very difficult to drive down. It is reaching the point that it cannot be driven down without risking damage to a car. We therefore would like to hard surface, such as tarmac, most of the drive. To avoid any potential drainage issues that this may cause, we intend to install at least one new drain.

The neighbouring property, Morecote, has a hard surface drive, as do most of the other properties in the area.

We enquired whether we required planning permission, the enquiry had your reference: 24/00302/PD (Case officer = Joanne Baxter). We found the response a bit unclear so, purely as a precaution, we would like to apply for planning permission.

Detailed comments on hard surfacing the drive

The appended maps show the relevant part of the Glencote property.

Map 1 is a direct extract from the land registry record of the Glencote property, which is HP577520. Map 2 is the same as Map 1 but has been marked-up to show specific features. The drive extends from the main house, as shown in the lower left of each map, to the main road, which is Lower Common in the top right of each map.

Map 2 shows an existing gate A and the entrance B from the main road. We would like to hard surface the drive from the gate A to the entrance B only. We have marked regions of the drive and garden as C, D, E, F, G and H. The feature W is an existing well.

We are aware that hard surfacing a drive with a non-porous material, such as tarmac, will affect the local drainage to the extent that water can no longer drain into the surface of the drive. However, we do not expect this to cause any problems for the following reasons.

On either side of the current drive, there are currently no hard surfaced areas. The part of the garden that neighbours each side of the drive is covered with soil, grass or other vegetation that water can drain into.

In region C, we expect that no new drainage is required. In region C there is vegetation and water can drain into the ground. The ground in region C is about level with, or slightly raised from the surface of the drive and so we do not expect the hard surface of the drive to

substantially increase the flow of water into region C. There is also a sunken ditch between region C and the neighbouring property.

In region D, we expect that no new drainage is required. In region D there is vegetation and water can drain into the ground. The ground in region D is clearly higher than the surface of the drive and so we do not expect the hard surface of the drive to affect the flow of water into region D.

Region E is only a short stretch of the drive. We do not expect that new drainage will be required. However, it is possible to install a new drain in region G if required.

Region F appears to be the lowest part of the drive and is where we believe that water from region D currently flows to. It is clear that this part of the drive collects more water than the rest of the drive and it the most problematic part of the drive for potholes. We intend to build a new drain at region F so that the water that collects there can flow away. The new drain may either provide a flow of water to a new sink hole in region H, or the new drain may be a further supply of water to the well W.

Although we do not expect it to be necessary, along the entire length of the drive, we own the land shown as region H. If required, further drains can be installed in at least region H if required.

For a better understanding of the property, we also append the following photographs.

Photo 1 shows the drive at the gate A, taken facing away from the main house with region C starting from the gate A and extending into the background.

Photo 2 shows the entrance B from the main road.

Photo 3 shows the end of region C and region F, with the end of region C in the foreground.

Photo 4 shows region F and region D, with the region F in the foreground.

Photo 5 the existing well W with the edge on the drive in the foreground. We intend to build a new drain here.

Contact details

If you have any questions then you are welcome to contact me:

Dr. Henry Hunt-Grubbe

Maps for drive at Glencote

Map 1

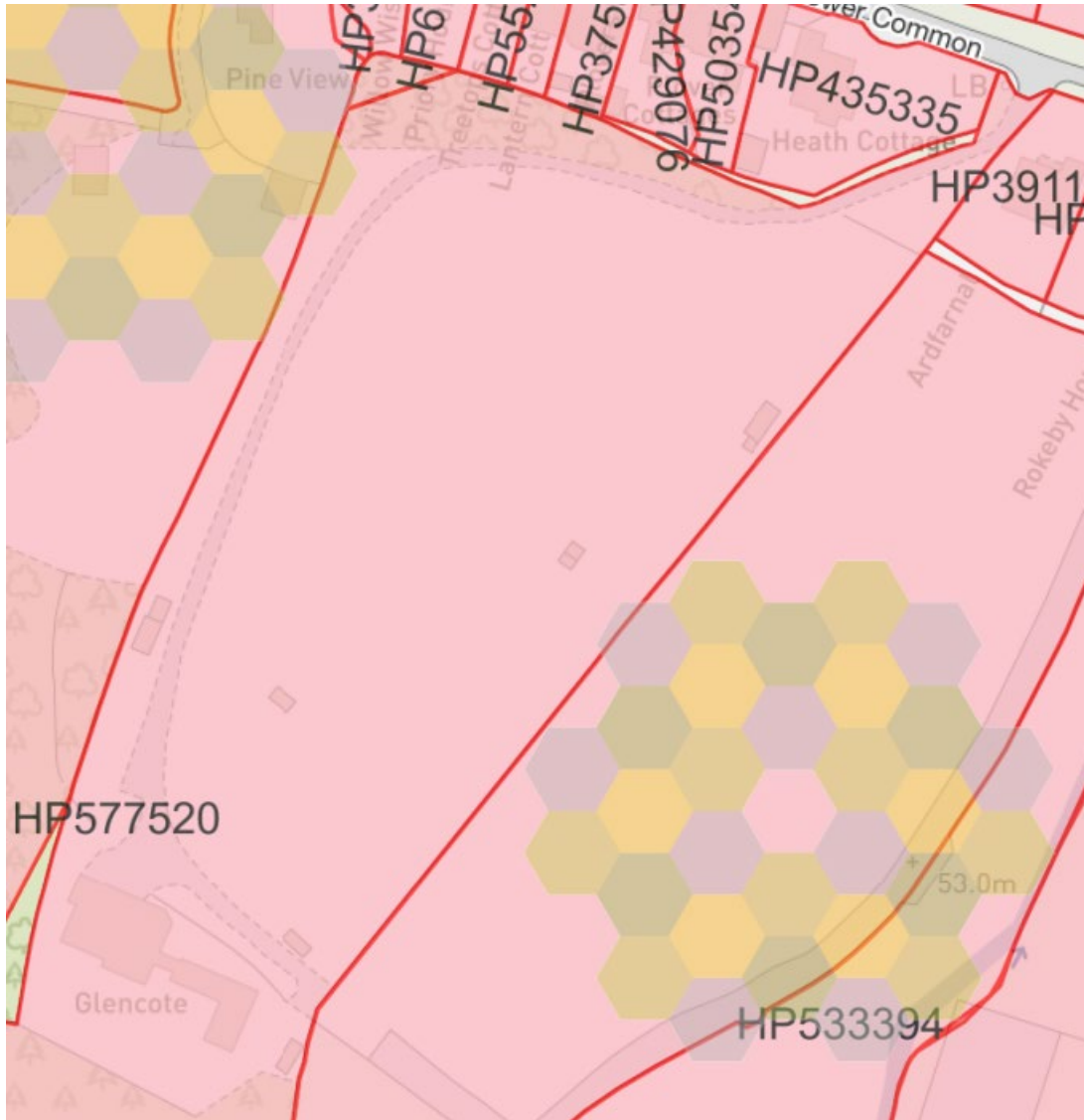


Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

