

DESIGN CHARACTERISTICS

Use:

This planning application relates to the proposed creation of a new vehicle entrance and driveway on to the garden of New House, Beat Lane, Rushton James, SK11 0QY.

The proposed driveway is to replace the daily use of the existing driveway currently to the far West of the plot on Beat Lane and located between the house at New House and an outbuilding / barn under the neighbouring ownership at Old Crown Farm.

The arrangement of the existing driveway and highway entrance does not allow for turning vehicles off the road due to its width which cannot be improved due to the location of the house, garage and neighbouring property.

As a result it is necessary to either reverse cars in or reverse cars out of the driveway on to the highway. This currently has to happen at the entry to the highway on a blind corner on Beat Lane.

Beat Lane is a category 'C' road with a national speed limit. As such, it is common for cars to pass in excess of 50MPH. The current requirement to reverse either onto or off of this bend is dangerous as visibility is limited and a number of incidents have been narrowly avoided.

The proposed driveway would be located to the East most point of the land associated with New House and as such in the order of 50m further away from the bend in the road.

It is proposed that the existing entrance be maintained as existing for pedestrian access to the front door of the house.

Amount:

This application proposes to form a vehicle entrance of 5 metres in width to New House onto Beat Lane as shown on drawing AL 03.

This will require the removal of some existing hawthorn hedging, under the ownership of New House. It will also require crossing of the grass verge which is currently maintained by the owners of New House. A dropped kerb application will be made to the local highways agency. Advice has been sought from the Highways Authority who advised that a planning application should be submitted prior to the dropped kerb application.

Layout:

As shown on the supporting drawing AL03, the proposed new vehicle entrance will lead to a new driveway and hardstanding in the garden of New House where cars can turn around, avoiding the need to reverse onto or from Beat Lane. This will provide off road parking for 3 vehicles.

The proposed entrance is located adjacent to an existing gate entrance in the same run of hawthorn hedging into the neighbouring field to the East. Similarly, the proposed vehicle entrance will feature gates set back from the road by a car length so stopping on the highway is not necessary.

Landscaping:

Alterations to landscaping include forming an opening in existing hawthorn hedging. The surface of the driveway leading onto the driveway will be formed in a permeable bound surface up to the entrance gates which will be maintained as such. Likewise a length of 5m of the access drive to the rear of the public highway will be finished with a permeable bound surface material prior to use.

The majority of landscaping in the garden will remain as existing. Hedging and small shrubs are to be relocated to elsewhere in the garden as much as much as is possible. Existing mature trees will remain in their current location.

Please also refer to drawing AL03.

Appearance: 2x 5 bar timber gates (opening inward) are proposed to enclose the entrance and provide security.

Please refer to drawings AL02 & AL03 for further information.

PHOTOGRAPHS FOR REFERENCE:

Please see associated photographs with relation to visibility splays of the existing and of the new proposed entrance.

Fig 1: From Existing Entrance looking west



Fig. 2: From Existing Entrance looking east



Fig. 3: From Proposed Entrance – looking west



Fig. 4: From Proposed Entrance – looking east

