

Penfold Project Services

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PLANNING/DESIGN & ACCESS STATEMENT

CREATION OF VEHICULAR ACCESS ONTO WROTHAM ROAD WITH ACCESS OVER GRASS VERGE, INCREASE IN AREA OF HARDSTANDING, INSTALLATION OF NEW WALL, FENCE AND HEDGE TO INFILL EXISTING ACCESS AND ERECTION OF NEW 2.4m HIGH FENCE TO NORTHERN BOUNDARY

THE WHITE LODGE & THE BRAMBLES, WROTHAM ROAD, MEOPHAM, KENT, DA13 0QA

INTRODUCTION

This statement supports the [Householder Planning Application](#) for the formation of vehicular access onto Wrotham Road, installation of new wall, fence and hedge to infill existing access and erection of new 2.4m high fence to northern boundary.

EXISTING PROPERTIES

Both The White Lodge and The Brambles are within the village of Meopham sited to the western side of the A227 road between Gravesend and Wrotham.

Outline planning consent for both properties was granted in 1977 with final details granted in 1978 shortly after which they were both erected.

The vehicular access to both properties is currently to the north of the site and has been shared since being erected with the two police houses that were erected in the 1950's and have now been demolished.

Planning consent for the erection of 1 block of 5 x 3 bed terraced houses and 1 block of 4 x 3 bed terraced houses was granted in 2020 and are now close to completion and occupation.

RELEVANT PLANNING HISTORY

20210253	Application for dropped kerb and creation of vehicle access.	WITHDRAWN	04.06.2021
19790876	Erection of a single storey extension at the side to form workshop and store	PERMITTED	07.11.1979
19780805	Details of 2 two storey detached dwellings with double garages pursuant to outline planning permission GR 77 63	APPROVAL OF DETAILS	10.12.1978

PROPOSALS

The existing vehicle, and indeed pedestrian, access to The White Lodge and The Brambles is precarious even when serving just four properties (including the two police houses), but with the erection of the additional properties it will be worsened

The owners of The White Lodge and The Brambles therefore wish to create a new vehicular and pedestrian access from Wrotham Road serving just these two properties, which in itself will assist in reducing the demand of use of the existing access which will be retained for the new terraced houses only

A Householder Application was submitted by Mr Cornwell of The White Lodge for these proposals in March 2021 (ref 20210253) but on the advice of the Case Officer was withdrawn.

Subsequently a Pre-Application advice was submitted and a response issued on 15 October 2021 (reference PRE20210325).

The content of the Pre-Application Response Letter has been used for guidance in the preparation of the details to accompany the new Householder Application.

In addition to the details for the new access the application includes for a new fence to be erected on the northern boundary of The White Lodge.

DESIGN

The vehicle access has been located in the optimum position to be formed between the piers to the existing wall fronting Wrotham Road. The crossover will be formed using tarmac to match the existing pavement and will incorporate 2.0m visibility splays on both sides.

The remainder of the existing brick wall, fence and laurel hedge fronting Wrotham Road will be retained.

The opening forming the current access will be blocked by erecting a brick wall and fence with laurel hedges planted behind all to match that to the front elevation.

Within the Pre-Application Response Letter the Highways department suggested that swept path analysis be undertaken for both properties.

An analysis has been provided by JG Highways Design Ltd confirming that there is adequate space for vehicles to both properties to enter and leave the site in a forward gear. These analyses are included with the application.

A grassed section to the front of The White Lodge is to be block paved to provide additional parking and manoeuvrability. This hardstanding will be laid on permeable sub-base or drain to soakaway

As well as the works to the front of the properties a 2.4m high fence is to be erected on the northern boundary of The White Lodge to provide privacy from the new properties being erected on the old police houses site.

There is a small section of existing fence on this boundary that is formed from 2.1m close board fence panels with trellis panels above increasing the height to 2.4m (see photograph below). The new fence will be erected to match the existing fence.

CONCLUSION

The new vehicular access will provide safer access to both The Brambles and The White lodge to and from Wrotham Road and will lessen the load on the existing access which will now service 9 properties.

The erection of the new fence to the northern boundary will have no impact on the facilities of any of the existing or new properties.

It is therefore requested that this application be considered in a favourable manner and granted approval



VIEW LOOKING SOUTH



VIEW LOOKING WEST



VIEW LOOKING NORTH



AREA TO FORM INCREASED AREA OF PARKING



EXISTING FENCE PANEL

Gravesham Borough