

Cumloden, Pear Tree Lane, Shorne, DA12 3JZ

Annotated photos and statement to accompany release of planning condition

Statements below are taken from the delegated report from application number 20210966

Statement: *The proposed blocks for the driveway come I believe in two forms, only one of which is suitable for permeable paving, which is essential here, to ensure no surface water is discharged onto the highway. It is requested that the applicant confirms that permeable paving is being used.*

Comment: A soakaway is present within the front garden. A channel drain is to be provided between the driveway and footpath which will be linked to the existing soakaway so as to ensure that no surface water from the site discharges into the public domain.

Statements:

9. Gates

If gates are to be fitted across the vehicle entrance to your property they must not open outwards across the highway. Additionally, on busy roads they must be set back at least 5m from the edge of the carriageway to allow the driver to park clear of the highway whilst opening the gates. Remember, sufficient space must exist within the site for the gates to close.

Whilst it is accepted that Pear Tree Lane is not busy all the time, the installation of gates could set a dangerous precedent for other properties to have similar installations. As such I would oppose the installation of gates.

The proposed gates, due to their height of approx. 1.5m will not allow sufficient vision splays when exiting the driveway and the proposed electric gates will result in vehicles waiting on the carriageway for them to open thus causing an obstruction.

Comment: Gates have been present to the property for many years which plate 1 and 2 shows. Security of the site is a justified concern, especially as the owner has had cars stolen twice and the garage burglarised once. The front garden is to be enclosed with a combination of the existing hedge & fence and new hedge & gates.

The gates have been designed to be of a low height, now 1m, rather than 1.5m, and the same length and position of the previous gates. The gates will be timber to be in-keeping with the semi-rural area with close boarding to match the style of the surrounding fences and to ensure the gates are harder to climb (with security in mind) than if they were of slatted design.

The gates will be of sliding design so as to ensure they can be closed when cars are parked within the site.

The hedge is to be maintained at a height of no higher than 1m so as to ensure visibility of the highway when exiting the drive.

Statements:

Although not part of this application, the addition of an additional vehicle crossover would result in the loss of one on-street parking space.

The proposal to have an in-and-out driveway removes another on-street parking space from the area.

Comment: The additional vehicle cross over is now not to be provided.

It is stated within the delegated report that parking on the highway is expected in front of Cumloden, as the additional vehicle cross over would have caused the loss of one parking space. Therefore, a vehicle temporarily parked on the highway outside Cumloden's driveway whilst the gates are opened causes no more of an obstruction than the expected parked vehicle directly outside of Cumloden 1m further up the street. An electric gate will open faster than someone having to exit their vehicle and manually open the gate, therefore an electric gate is still sought consent for.

Summary

The delegated report has been carefully analysed and all points considered such as:

- Harsh wall and metal gates removed and replaced with soft in-keeping timber gates and a hedge.
- The additional vehicle cross over has been removed.
- Visibility when exiting the site has been ensured with the height of gates and new hedge to be no higher than 1m.
- Site drainage to be provided with the hedging and channel drain linked to the soakaway.



Plate 1. Photo taken in March 2021 of Cumloden. Showing a timber gate in the hedge on the left and a post hole in the concrete on the right hand side of the driveway.



Plate 2. Google Streetview image of Cumloden from 2008. Showing the gates and hedge to the front of the property.

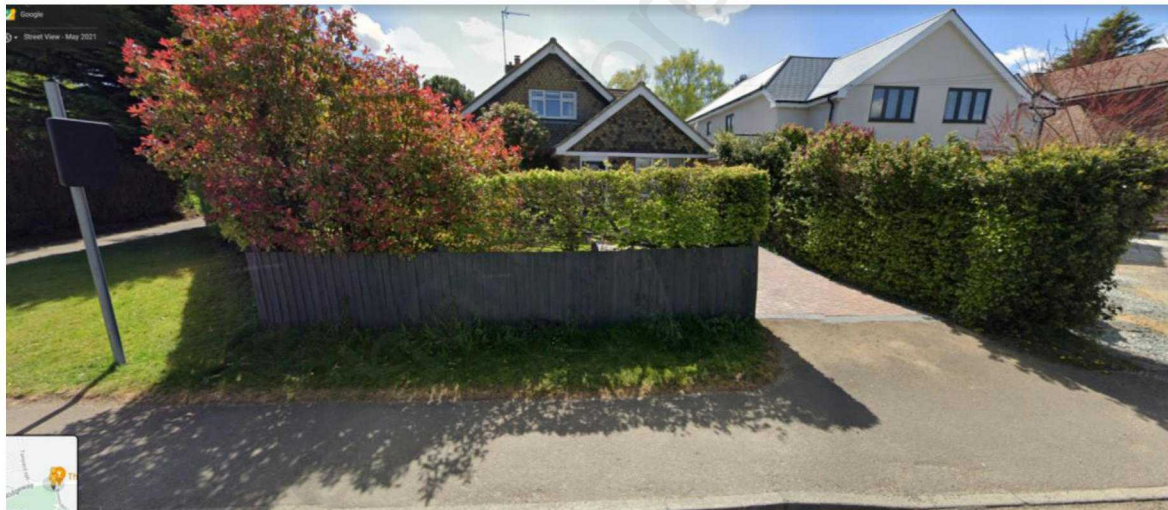


Plate 3. Google Streetview image showing hedge, fence and block paved drive to the neighbouring property (Rose Cottage).



Plate 4. Google Streetview image showing a large area of block paved driveway with limited soft landscaping to the neighbouring property (Clearways)

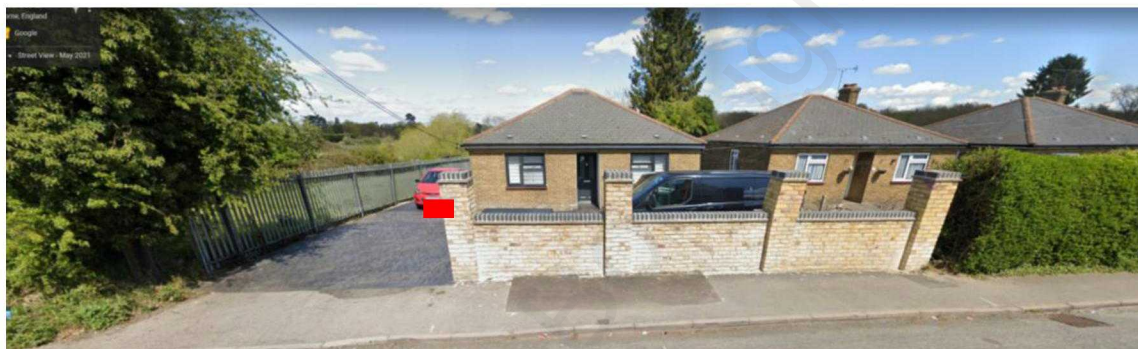


Plate 5. Google Streetview image showing a large area of block paved driveway with no soft landscaping and a substantial brick wall a few doors down.



Plate 6. Google Streetview image showing timber gates to a driveway immediately opposite Cumloden