

CLEINT:

**Mrs W. Campbell**

TITLE:

**Design, Access & Planning Statement.**

PROJECT:

**Formation of new vehicular access to existing dwelling and extinguishment of existing access.**



DATE:

**29.07.2021**

REF:

**057-21-R1**

LOCATION:

**Maple Corner  
Green Moor Road  
Green Moor  
Sheffield  
S35 7JA**

Company No. 11767012

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## Introduction

- This statement has been prepared by Hinchliffe Architecture & Design Ltd. in support of a Householder Planning Application for the formation of new vehicular access to an existing dwelling and the extinguishment of the existing access at Maple Corner, Green Moor.

### • Site Context

- The proposed site is located toward the centre of the village of Green Moor in a predominantly rural area.
- The existing dwelling is detached and is set back from Green Moor Road. Pedestrian access is served via Green Moor Road and Vehicular access is served via Chapel Lane leading to an unadopted shared access lane serving the applicants property and 4 further dwellings.
- The existing site has a protected tree corridor than bounds the length of the Western boundary. Approximately 4 existing protected trees are located within our clients boundary. This application seeks to fell 1No. Sycamore tree with a Tree Protection Order to allow a new access point.
- The immediate site is approximately 753m<sup>2</sup> / 0.0753ha.
- The site does not fall within any specific landscape designations under the Local Plan, it is not in a Conservation Area, Listed or in Greenbelt.
- The existing access is situated on a higher level than the applicants property, as such the access from the unadopted lane to our clients property is steeply sloped. The access lane is extremely narrow and SUV's, vans, delivery vehicles and such like cannot physically access the driveway of the property. The access lane is only wide enough for one vehicle with no passing points, as such in the event two vehicles access the lane at the same time it is generally the accessing vehicle whom has to reemerge in a reverse gear back on to Chapel Lane into oncoming traffic. Due to the nature of the access lane, on street parking is a resultant issue.
- Our client is not aware of any recorded collisions at the junction of the unadopted road and Chapel Lane but daily near misses occur and it is only a matter of time before a serious incident occurs.



Location / Ownership

The below plan indicates the clients' ownership boundary:



## Access

- The existing access is extremely narrow and is flanked to both sides of the entry point by high walling and an existing property, sightlines to the North West are poor and sightlines to the South West are entirely obscured by the existing neighbouring dwelling. This application seeks to create a new point of vehicular access to our clients dwelling and extinguish our clients existing entry point on to the unadopted access lane. By eliminating our clients access to the existing access lane this will go some way to alleviate the current situation at the existing junction. Our clients property is a detached 5 bedroom residence and as such vehicular traffic is frequent. The formation of the new access point with splayed access will provide a significant betterment in terms of highway safety for our clients family and all other road users negotiating Chapel Lane. In addition the access will have a gentle gradient down to the existing road level allowing ease of access for vehicles of all types. Currently due to the steep incline of the existing access on to the unadopted lane our clients hatchback vehicle becomes grounded in parts and in the colder months of winter the access or egress is not possible. Sightlines and visibility from the new access point will be a dramatic improvement from the existing situation and will provide substantial unobstructed sightlines in both directions. It is also worth noting the access to the church directly opposite our clients property is served almost directly opposite the access lane serving our clients property, during busy periods such as ceremonies and services the church car park is extremely busy and on street parking is utilised resulting in an extremely difficult junction to negotiate.

The proposed access will require the felling of one protected tree, however, on balance the benefits of this will result in will be a vast improvement in highway safety and significant weight should be applied to this. The accompanying Arboricultural statement proposes to replant 2 number trees elsewhere within the curtilage of our clients property to offset the loss. The protected tree that is proposed to be felled is a Sycamore with a medium amenity value.

## Parking

- Parking will be unaffected by the proposals, however, larger vehicles will now be able to enter the site and will be able to enter and exit in a forward gear.

## Agent Request

- Hinchliffe Architecture & Design Ltd would politely ask to be contacted by the delegated Planning officer prior to a formal determination of the application.

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## Photo's















