

Proposals: Alterations to Existing Access

Design and Access Statement

Assessment

The existing access serves private parking with two/three spaces for Rowling House Cottage and also provides access to the adjacent agricultural land to the south west.

A topographical survey has been prepared and a copy is attached as part of the application documents.

The site has an area of 0.03Ha and is relatively flat, albeit there is a slight incline adjacent to the junction with North Lane. To the north east of the site is the private garden to Rowling House Cottage. Redundant agricultural buildings lie to the south and agricultural land to the south and west.

Evaluation

The existing access is 3.3m wide between stone gate posts, has limited visibility to North Lane measuring 2.0 x 4m to the north east and 2.0 x 4.8m to the south west to the nearside kerb, or 2.0 x 10.8m to the centre line of the road (north west).

Whilst visibility is limited, the use is relatively low and the access is existing.

There is an existing mature tree within the site to the south east of the access, set back 3.8m from the existing frontage boundary. The dry stone walls to the frontage (see photographic record) exceed 1.0m in height and do not allow sight lines above the level of the coping.

Proposals

The objective of this application is to:

1. Provide new access to the farm building at the rear pending an application for conversion to 1/2 dwellings.
2. Alter the position of the existing field access.
3. Improve parking facilities and turning for Rowling House Cottage.
4. Provide improvements to existing visibility standards at the access.

Proposals for access improvements involving the construction of a new road within the agricultural land to the south west were discussed with the Local Planning Authority as part of an earlier pre-application enquiry. These proposals were considered to be contrary to Green Belt policy in that they involved new construction within the Green Belt. It was advised, however, that whilst the existing access is sub-standard, alterations, and the minor intensification, to serve one or two dwellings created from the converted barn on land at the rear would be acceptable.

These proposals seek to balance improvements to the access with maintaining the appearance of the dry stone frontage walls and avoiding the loss of existing trees. The boundary wall to the north east of the access has been set back by approximately 600mm and splayed to a point where its reconstruction will not affect existing trees within the garden of Rowling House Cottage. This allows an improvement in visibility from 2.0 x 4m to 2.0 x 21m measured to the nearside kerb. To the south west of the access, a small radius has been added to the boundary walls improving the visibility from 2.0 x 4.8m to 2.0 x 13m to the nearside and 2.0 x 36m to the centre of the road in the less critical direction.

The access has been increased in width to 4.5m with radius kerbs added to improve vehicle movements to and from the highway. Tight radii have been shown on the dry stone walls either side of the access to maintain the sense of visual enclosure and we propose to re-set the existing stone gate posts to provide formal demarcation framing the access and retaining the "agricultural" appearance.

The alterations provide 3 No formalised parking spaces for Rowling House Cottage and sufficient manoeuvring space. The field access has been re-positioned and a new access drive shown to serve the redundant agricultural barn to the south.

Proposals to convert the barn to one or two dwellings will form part of a separate Planning Application but these proposals include facility for a suitable access to serve this development.



Signed.....
FOR CHRIS CARR ASSOCIATES