PROPOSED REPOSITIONING OF GARDEN WALL at 17 Harveys Close, Spalding PE11 2NX

for

Fernando Martins

PLANNING STATEMENT

1. BACKGROUND AND PRESENT SITUATION

1.1. The site is located at the southeastern side of Harveys Close. Approximately halfway down the road.
1.2. Currently the garden wall is splayed at the entrance to the garage driveway reducing the houses amenity space.
1.3. The current arrangement allows for a max visibility splay of 43m as shown on drawing 24/664/PA/003.
1.4. The road is a cul-de-sac and therefore only has the vehicles that are associated with the residences as there is no through road.

2. SITE ASSESSMENT

2.1. The road has a 30mph speed limit.
2.2. Site levels are flat and horizontal to all intents and purposes and match the surrounding areas.
2.3. According to the Environment Agency Flood Maps, the site sits within Flood Zone 3 and therefore a Flood Risk Assessment accompanies this application.

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3. DESIGN

3.1. The repositioning of the wall allows for a max visibility splay of 43m as shown on drawing 24/664/PA/003. The Manual for Streets requires a visibility splay of 40m for a 30mph road.
3.2. The new section of wall is to have materials to match the existing.
3.3. It is intended that a traffic mirror will be positioned to aid with visibility. Although not required, this will add additional safety.

4. CONCLUSION

4.1. The maximum visibility splay is unaffected by the repositioning of the wall and meet the requirements of the Manual for Streets.
4.2. In summary, it is contended that the proposal will benefit the amenity space of the dwelling greatly whilst not adversely affecting road safety.