

Design & Access Statement
For Reduction in low front garden wall

18 Church Grove, KT1 4AL

Introduction

Following an application to Richmond for issues with the grass verges outside our property damaged by delivery vehicles, we were alerted to the fact there are issues with the dropkerb/crossover to our property and we needed to apply to highways to have this repaired – which we did.

However, due to a change in the low boundary wall at the front of our garden they require us to gain planning permission before the works to the crossover and verges can take place. Highways are ready to commence the work on the crossover and verges to make them good and the planning consent is the final part of the work to neaten the area up.

The work to the wall was undertaken without planning consent as we understood from the planning portal this was within regs for a wall under 1000mm in height. Following a query back to Richmond - we are now retrospectively applying for planning permission for the minor change to the wall.

We have simply reduced the length of the wall by 1400 mm to allow us to get two vehicles in much safer and less manoeuvring and also reduce wear and tear on the grass verges as the existing crossover didn't actually line up with the drive that's been in place since 1974 (planning approved).

The drive enables us to plug in two electric vehicles and also allows us to remove a car from the oversubscribed residents parking on this road. The council has recently moved 2 spaces for electric scooter and bike rental.



LOW WALL PRE-MARCH 2024 – Wall allowed one car to pull in and take a sharp right and one car to pull in straight but crossover is at an angle and does not align with the gap.

(CONTINUES OVERLEAF)



LOW WALL POST-MARCH 2024 – Wall now allows for second car to pull in straight and in line with crossover.

Whilst the work has been undertaken – this was down to the planning portal being ambiguous in the work allowed on a low garden wall. We hope this planning can be granted as a minor change to the property.