



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

45 REDFERN AVENUE

WHITTON

TW4 5NA

CONTENTS

1. INTRODUCTION	3
2. SITE DESCRIPTION	4
3. THE PROPOSAL	5
4. PLANNING POLICY	6
5. CONCLUSION	7

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1. Introduction

- 1.1 iPlans has been instructed by J.Garewal to submit a householder planning application for a dropped kerb to include alterations to the front garden.
- 1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 45 Redfern Avenue, Whitton, TW4 5NA accommodates a semi-detached property.

2.2 The photograph below shows the front elevation of the dwellinghouse.



2.3 Planning history for this property includes the following applications:

- 2.3.1 90/1933/FUL – provision of hardstanding in front garden and vehicular access - approved
- 2.3.2 90/1515/FUL – provision of vehicular access - refused
- 2.3.3 99/0016 – formation of driveway crossing - refused
- 2.3.4 23/1379/FUL – dropped kerb with proposed permeable hard-standing and removal of front wall - refused

3. The Proposal

3.1 This householder planning application is for a dropped kerb to include alterations to the front garden.

3.2 The proposed dropped kerb will measure 2400mm wide. The front garden currently consists of concrete block paving. The parking space will be centrally located and will measure 4800mm deep and 3000mm wide. Either side of the parking area will consist of soft landscaping. There will be a 450mm high brick wall to the front boundary on either side of the driveway. There will be a access channel to the front of the dwellinghouse as shown in the proposed floor plan.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Redfern Avenue without affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan and Highways Authority Requirements document have been consulted as part of this planning application.

4.2 Policy LP1 of the Local Plan states that the council will require all development to be of high architectural and urban design quality.

4.3 Policy LP2 of the Local Plan states that the council will require new buildings, including extensions to respect and strengthen the setting of the borough's values townscapes and landscapes through appropriate building heights.

4.4 Policy LP8 of the Local Plan states that all developments will be required to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. The council will ensure that the design and layout of buildings enables good standards of daylight and sunlight to be achieved in new development and in existing properties affected by new development. They will also ensure that proposals are not visually obtrusive or have an overbearing impact as a result of their height, massing or siting, including through creating a sense of enclosure. There should be no harm to the reasonable enjoyment of the use of buildings, gardens and other spaces.

4.5 Point 5.11 of the Highways Authority Report states approval, where it is given, will be for a single crossover at a width of 2.4m. This will standardise the size of accesses, avoid large lengths of footway being made over to crossovers, minimise their visual impact on the street-scene, minimise loss of landscaping in the garden and retain as much kerbside space for general community parking as possible.

5. Conclusion

5.1 This householder planning application is for a dropped kerb to include alterations to the front garden.

5.2 The proposed dropped kerb will not affect any street furniture. The site is not within 5m of a road junction.

5.3 The alteration to the front garden will incorporate soft landscaping which will bring a positive appearance to the street scene. There will be a wall to the front, but it will not be high so as to affect visibility off the pavement or highway thus ensuring safe access and egress from the site to highway and vice versa.

5.4 I therefore would hope you consider this application for approval.