

# **Planning Statement:**

**118 Kingston Road  
Teddington TW11 9JA**

## Planning Statement:

This planning statement outlines a proposal to create a drop kerb and to install a 4.4-meter diameter vehicle turntable at a property fronting Kingston Road, a classified A-road, to facilitate forward vehicle ingress and egress. Below is a summary of the key points and compliance considerations:

## Key Proposal Details:

### 1. Turntable Specification:

- Diameter: 4.4m, accommodating large cars (e.g., 95th percentile standard design vehicle per *Car Park Designers' Handbook*).
- Includes clearance for effective turning.

### 2. Access and Egress:

- Vehicles would enter/exit at right angles to Kingston Road.
- The design ensures off-street parking clear of the public highway.
- Access verified via Autodesk AutoCAD Vehicle Tracking (Figure 1 provided).

### 3. Crossover Design:

- A 2.4m wide crossover with 0.5m ramps on either side.
- Loss of 1 on-street parking space offset by the creation of 1 off-street space (neutral parking impact).

### 4. Footway and Front Garden Characteristics:

- 2.3m wide footway without obstructions (e.g., trees, light columns).
- Level front garden; no gradient adjustments required.

### 5. Safety and Intervisibility:

- Pedestrian splay plot (2.1m X, 2.4m Y) provided in Figure 2, compliant with *Front Garden and Off-Street Parking Standards SPD* (2006).
- Street lighting nearby ensures visibility during dark hours.

### 6. Mitigation of Impacts:

- Inclusion of a "lip" or upstand prevents aggregate spillage onto the footway.
- Turntable avoids safety issues linked to reversing onto a classified road.

### 7. Street Furniture:

- The proposal involves relocation of Bus Stop Sign. The applicant is willing to pay the cost involved in the replacement of the Bus Stop Sign.

## **Policy Compliance:**

### **1. Local Policy:**

- Complies with *Front Garden and Off-Street Parking Standards SPD* (LB Richmond, 2006).
- Alignment with guidance on vehicular dropped kerbs provided by LB Richmond.

### **2. National Policy:**

- Satisfies *National Planning Policy Framework* (MHCLG, 2018) by ensuring safe and suitable access without severe transport impacts.
- Addresses highway safety concerns as per NPPF p.32.

## **Conclusion:**

The proposal addresses key safety, visibility, and functional requirements and is compliant with both local and national planning policies. It is designed to mitigate impacts on the surrounding area, maintaining a neutral effect on parking and ensuring safe road usage. The planning application is therefore considered acceptable.