

and removing leaders/sucker growth and reshape. T014 Sargeants Cherry - Remove deadwood. T019 Smoke Bush - Remove snapped out branch. T032 Ash - Remove deadwood. T040 Ash - Pollard at 8m. T041 English Yew - Topiary shaping of the crown, lifting of lower branches. T045 Ash - Monolith due to hollowing within main stem – No objections to works issued on 25 March 2024.

- 22/00413/FPH – Erection of detached wooden structure for use as a children's playhouse on existing patio area as amended by plan received on 14 March 2022 – Conditional Permission granted on 21 March 2022.
- 21/03128/TCA – Silver Birch – Fell – No objection to works issued on 22 November 2021.
- 20/00367/TCA – T1 Sycamore – Fell – No objection to works issued on 1 April 2020.
- 15/01830/1TCA – Fell 1 Norway Spruce Tree (NS1) – No objection to works issued on 24 July 2015.
- 09/01453/1TCA – Remove two Cypress Trees (A and B on plan) and one Cedar Tree (C on plan) – No objection to works on 2 September 2009.
- 07/00382/1TCA – Coppice by 100%: 16 Ash trees; 2 Sycamore trees; one Field Maple tree; one Horse Chestnut tree in a 20 year cycle – No objection to works issued on 10 April 2007.
- 05/01915/1HH – Two storey rear extension, rear conservatory, single storey side extension and replacement chimney following demolition of existing single storey rear extension (as amended by plan nos. SCP04K and SCP05, received on 1 March 2006) – Conditional Permission granted on 16 March 2006.
- 06/00264/1 – Erection of office building following demolition of existing barn/outbuilding – Conditional Permission granted on 27 April 2006.
- 05/01805/1TCA – Felling of 12 Cypress trees and 1 Crabtree. 1 Cherry tree to be pruned by 40%, 1 Ash tree to be pruned by 30% and 1 Ash tree to be reduced to ground level – No objection to works issued on 26 January 2006.

Proposed Driveway Entrance Changes

The proposal presented in this application seeks to obtain permission to amend the driveway entrance which would enable the following:

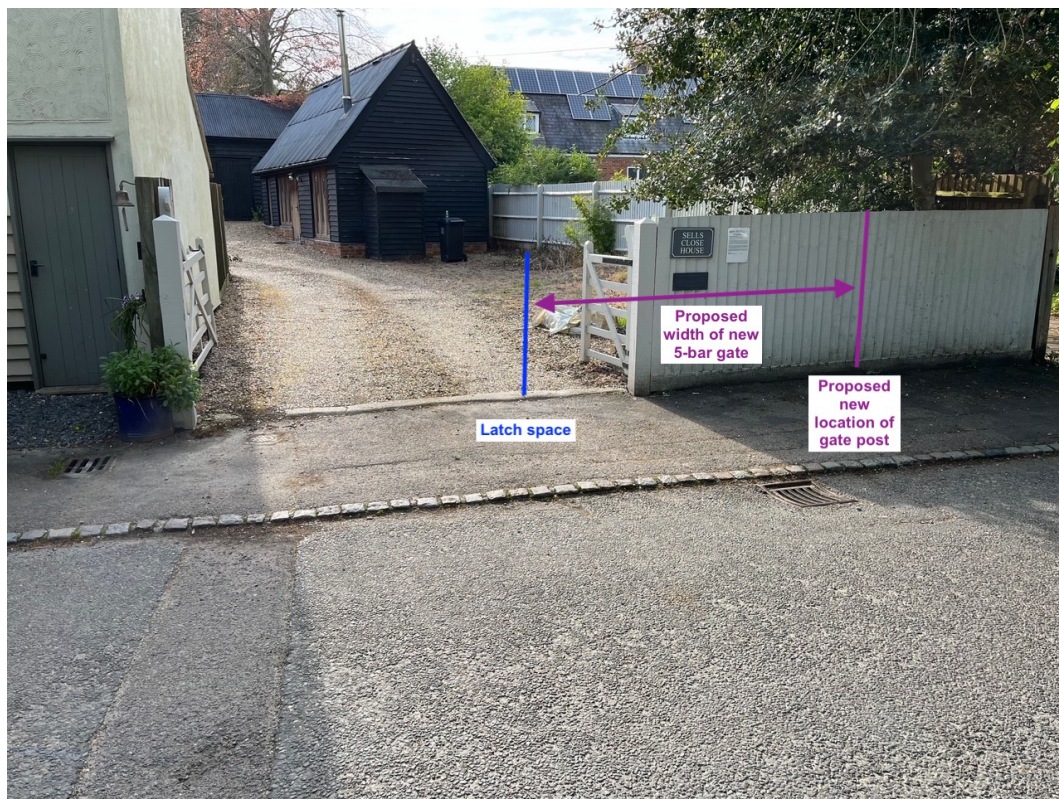
- a. Remove the existing 5 bar style pedestrian gate and oak gatepost it is hung on.
- b. Replace it with a new 5 bar style entrance gate (274.32 cm / 9 foot) such that the width of the driveway entrance is increased by 1.8 metre / 6 foot.
- c. Remove 1.8 metre / 6 foot of the existing feather board fence to ensure space for the new 5 bar style entrance gate and oak gatepost.
- d. A durable bound material (such as 3 courses of smooth grey granite setts – 200 x 100 x 100 mm to be installed in a stretcher bond pattern and pointed with mortar) would replace the existing concrete edge of Sells Close House's property and the

new enlarged entranceway to prevent loose gravel from transitioning onto the pavement or highway.

- e. The house name sign and post-box would also be relocated onto the remaining wooden feather board fence.

This would result in the width of the driveway entrance to Sells Close House being increased from 3.5 metres to 5.3 metres.

The image below, shows the current latch space (where the two existing gates meet – which would remain unchanged for the proposed works) and the location of the new gate post and the width of the new 5-bar gate.



The image below is of the larger of the two existing gates, and if granted, another gate of the same size and style would be hung on the opposite gate post.



This change would ensure that vehicles entering and exiting Sells Close House are:

- a) afforded better visibility onto the High Street and of pedestrians on the pavement (additionally, pedestrians on the pavement would have better visibility of vehicles going to and out of Sells Close House);
- b) offer a better turning axis in and out of Sells Close House; and
- c) move vehicles further away from the listed Sells Close Cottages (because the vehicular traffic would be within the centre of the wider entranceway),

all of this in turn would improve safety for vehicles and pedestrians.

It would also enable large bulk deliveries to arrive directly onto the driveway of Sells Close House (such as, bulk tonne bags for garden purposes and the regular deliveries of tonnes of wood pellets for the heating system) as lorries could reverse in and unload.

No works would be required to alter or amend the pavement or the existing dropped kerb in front of the driveway to Sells Close House as part of these proposals.

Appraisal

The enlargement of the driveway entrance would not result in material harm to the character of the street scene.

The type of gate which exists is already found on other frontages on the High Street and within the village. It is a type and form which is already in usage at Sells Close House.

The connection to the highway from Sells Close House is in the same position, but just with a slightly enlarged entranceway.

No alterations are required to the existing dropped kerb or pavement area to accommodate the enlargement of the driveway entrance. So therefore there would appear to be no costs or modifications required to the public highway or otherwise.

The proposal would not have any impact on the existing parking arrangements for Sells Close House, nor would it on the High Street given that there is a dropped kerb in front of the existing entranceway and fence; meaning that no vehicles should ever be parked there.

Additional Considerations

In addition to the reasons above, we would like to emphasize the following points:

- a) The design and appearance of the entranceway would be very similar to present and would not appear to damage the character or appearance of the area.
- b) It would make access to and from Sells Close House safer.
- c) It would result in vehicular movements in and out of Sells Close House being moved away from the listed Sells Close Cottages.
- d) The pavement and dropped kerb would not change (i.e., existing dropped kerb in place already).
- e) The enlargement of the driveway does not necessitate more vehicles or larger vehicles obtaining further access to Sells Close House. This is because there is a pinch point further up the driveway (caused by the two barns and the narrowing of the driveway to get past those buildings) which means that larger vehicles or lorries could not progress further up to Sells Close House or its garden in any event. The largest type of sized vehicle is a long wheel-based van or supermarket home delivery van.

For all the reasons outlined above, it is respectfully requested that planning permission is granted.