

Planning Statement

Client

Hinckley and Bosworth Borough Council

Project

Dropped kerb and vehicle access application
28 Mallory Street, Earl Shilton LE9 7PH

Document No.

19/313 MS PLO2

Introduction

The tenant at 28 Mallory Street has a daughter with a long term genetic condition which affects her mobility, among other functions. She needs to park her car as close as possible to the house and the current arrangement of on-street parking is becoming increasingly problematic because there isn't always space to park near the property. We are therefore proposing, in conjunction with Social Services, to install a dropped kerb and vehicle parking area to provide easy access between the house and car.

Site & Proposals

All other properties on Mallory Street have had dropped kerbs installed which suggests that the road arrangement will be suitable and no.28 is approximately 25m from the junction with Heath Lane.

It is also important that the parking area is enclosed because the tenant's daughter is predisposed to absconding unaccompanied and as such a set of gates has been proposed to ensure that the drive can be securely closed. Because of the length of the drive the gates will need to open outwards towards the Highway.

The overall site area is 275m² and there is a front garden which is of sufficient size to provide parking for one car, as well as retaining some amenity space. The existing concrete slabs adjacent the house will be retained and the proposed hardstanding will be installed to start level with the slabs. This will provide a parking area 6.1m in length which includes a 500mm border of concrete edging stones.

Some of the paving slabs leading up to the front door will be replaced so that the proposed hardstanding and slabbed area can be laid to falls towards the existing grass and earth border at the edge of the garden. The proposed dropped kerb width is 3.0m plus 1no. standard dropper kerb stone either side.

Context

The proposal has been prepared with reference to:

- Leicestershire County Council Vehicle Access (Dropped Kerbs) Information Pack,
- Leicestershire Highway Design Guide,
- Hinckley & Bosworth Borough Council SPD – The Good Design Guide.