

ACCESS & PARKING STATEMENT

Proposal: Proposed front and rear dormers and widening of the existing driveway entrance

Address: Four Winds, Whitehall Lane, Grindleton, BB7 4RL

Date: 3rd September 2024

This statement has been prepared in support of the application for the proposed front and rear dormers and widening of the existing driveway entrance, at Four Winds, Grindleton.

Introduction:

The property is located on Whitehall Lane, Grindleton. This is a detached dormer bungalow, which previously had a detached single garage.

Whitehall Lane is an adopted road, which leads to a number of farms and properties. The adopted road is around 0.38 miles long, and then this meets a private road. Therefore, the vehicle traffic of Whitehall Lane is very limited to residents, deliveries and agricultural vehicles.

The existing property has a single car concrete driveway, with stone gate posts. The distance between the gate posts is 2.9m, which is below the minimum standard width of a driveway.

Whitehall Lane is a rural road and has a variable carriageway width, which is only 4.4m wide in parts. Therefore, on street parking is very limited, and restricted. Additional resident cars and visitor parking is located within a small layby by the pedestrian entrance or on Main Street.

Proposal:

The Applicant is seeking planning permission to widen the existing driveway. The existing garage has already been demolished.

The proposal will provide 4no off street parking spaces, for the three-bedroom detached property.

The existing gate posts are to be removed and the existing entrance is to be made wider – 6.4m, which will allow two cars to pass. The existing retaining wall to the front boundary is to be altered but retained at the existing height. Large bushes to the planting area are to be removed, and replaced with low level planting, to not restrict visibility.

Conclusion:

The existing parking arrangements at the property are poor and need to be altered. There is only one car parking space within the domestic curtilage, and the existing gateway is too narrow.

The proposal will create sufficient off-street parking within the curtilage of the property and will allow 2no cars to pass.



Goggle Street View July 2023 - Whitehall lane



Existing Entrance – Photo 8th July 2024