

Supporting Information for the Planning Application in relation to the extension of 29 Willowhale Avenue, Aldwick PO21 4BG in particular to the relocated front entrance off the road and rotation of the existing garage accommodation

We purchased the property at 29 Willowhale Avenue in January 2017 to be able to move nearer to the school where our two youngest children are currently educated. It is intended that when the necessary repair, remedial and extension works are completed this will become our permanent family home.

Since January 2017 we have commissioned a structural engineer and an architect to investigate and develop design solutions for the various remedial and structural works necessary within the existing building shell. We have also spent considerable time at the property opening up areas of the structure for investigation purposes and removal of pest infestations.

During this time working at the house it has become clear to us how potentially dangerous the current entrance way off Willowhale Avenue is.

In the first instance the entrance is directly opposite the junction with Blondell Drive. We have witnessed this junction to be very busy at various times during the day. We have also experienced how frequently the corner of this junction can be cut by motorists to enable them to maintain a higher speed around the corner. Exiting our driveway with virtually no advanced view north along Willowhale Avenue in the face of such driving styles has proven on occasion to be quite a challenge and hazardous.

In addition to this from both a pedestrians perspective passing our property and from our viewpoint driving vehicles off of our property, the visibility is virtually nil of each other until our vehicle is almost onto the pedestrian pavement outside our current driveway. To the north side of our front garden and sited immediately adjacent to our current driveway is an historic 1.90m high (approximately) brick wall. This blocks virtually all visibility north for us from our driveway; or all visibility south from a pedestrian's viewpoint of any vehicles attempting to exit our driveway. See photos attached at Appendix A.

It occurred to us that if we could be permitted to open up and re-instate the currently gated secondary entrance to the south of our front garden, this would achieve for everyone far better views and visibility; for ourselves exiting the driveway and also for any pedestrians passing the driveway of our vehicle movements off the new driveway. See photos attached at Appendix B.

This revised entrance location also does not conflict with the busy junction with Blondell Drive. It therefore moves it further away from the potentially hazardous driving which occurs at this Blondell Drive junction and affords all vehicle users clearer lines of sight between one another in advance of potential conflict. It also offers clearer visibility between pedestrians and vehicles exiting our proposed driveway.

On the assumption that this alternative entrance way is safer than the current entrance way and permission is granted to re-open and expand the existing secondary entrance to the south side of our front garden, it then occurred to us that to enable us to continue to use a garage for parking our cars, we would need to turn it through 90 degrees to its current orientation to facilitate easier vehicular movements within the curtilage of our property. Hence we introduced to the design the garage perpendicular to its current orientation as an extension forward of the existing line of the house.

This proposed forward projection from the current front wall of the house still keeps within the original permissions for the property development in the 1950's (contained within the title deeds). It is also proportionate with the line of the previously permitted forward extension to the front of the neighbouring property (27 Willowhale Avenue) to form a car port with pitched roof over. It is also in keeping with the building line of the properties further North along Willowhale Avenue.

Further, in order to minimise the impact that such an extension might have, we have worked with our architect to design a lower height and less impactful roof over the proposed new garage which is subservient to the main roof current height and pitch. We also propose to close up the existing driveway entrance off Willowhale Avenue and plant screening trees or shrubs to soften the impact of this proposed extension to passers-by and neighbours across the road.

Appendix A – Current Views of Existing Access Driveway



View outwards from driveway. Note Blondell Drive road junction immediately opposite and 1.90m high brick wall to the right blocking virtually all views towards the North.



View outwards from the existing driveway looking North. A 'drivers eye' view. Note there is little or no advanced sight of pedestrians or motorists.



View taken from the middle of the Blondell Drive road junction back towards the property at 29 Willowhale Avenue.



View South along footpath of Willowhale Avenue towards the current entrance.



View North along the footpath of Willowhale Avenue towards the current entrance.

Appendix B – Current Views of Proposed New Access Driveway



View outwards from the property. Proposed entrance way to be widened with visibility splay introduced to the North and South within our property.



View looking back towards the property of the proposed new entrance way to be widened.



View North along footpath of Willowhale Avenue towards the proposed new widened entrance way.



View South along the footpath of Willowhale Avenue towards the proposed new widened entrance way.