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Statement

**Access Drive to 40 Broadmark Lane, Rustington,
West Sussex, BN16 2JA**
For

Mr Richard Young

Prepared by

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The redevelopment of the site known as 40 Broadmark Lane was granted permission in October 2009, reference R/161/09/.

The purpose of this application is to regularise works done to the access drive over the verge owned by the Highways department carried out at the same time as the front garden was landscaped.

The access drive to the site has been discussed with the Local Highways Department and a Standard Form of Consent Vehicular Crossing has been granted by West Sussex County Council, Western Area Highway Office.

Please find attached the front garden plan (drawing no. 14) and sections through the garden showing recent alterations carried out to the landscaping (drawing no. 15).

Having carefully checked the levels, the maximum increase in height build up is approximately 150mm for the granite sett drive, measurable against the original fence adjacent the access drive across the highways verge, and the original foundations to the access drive edging which is still visible. At the junction of the drive and the pedestrian footpath the height of the drive is unaltered, the drive therefore varies in height to the original from 0mm to 150mm.

The dwarf red brick edging to the drive across the highways verge is to be redressed so that the top of the brick coping is at the same level as the granite setts. The brick edging provides a supporting edge to the dry laid granite setts and stops them from spreading out under load.

The access drive across the highways verge is similar to some further along the road and, with the brick edging amendments, has been accepted by Highways.

The landscaping to the front garden has been accepted by the planning department as permitted development.

Please find attached a number of photographs that show the drive/original foundations to the drive/general views for information

In the following photographs it is possible to see the original edge of the access drive in brickwork, the grass encroaching onto the shingle surface dressing of the original drive. The new access drive is the same width, utilizing the foundations of the original brick edging.

The replacement drive is work in progress, currently shown with a raised brick dwarf wall either side of the access drive, this is to be removed and redressed so that the brickwork is level with the top of the granite setts.



Original front access general view



Proposed front access general view



Front access, original brick edging details visible under new brickwork (to be removed)

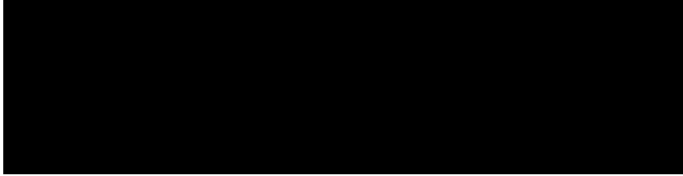


Front access, verge general view

The development of the access drive has been accepted by Highways. The drive does not exceed 150mm in height and is semi permeable.

We therefore submit the proposal that does not conflict with local agreed policies and we would be grateful if the local authority would look favourably upon the proposal and grant planning permission

Signatory



Mr. A. Bell

On behalf of Prime Building Consultants Ltd

Date 22/11/10