

Application 6/2015/2051/EM

Appeal

I would like to appeal the decision imposed on 24/12/2016. I appreciate the estate management scheme and its restrictions particularly in respect of the policies EM3 and 4. which is why I proposed repositioning the hedge rather than remove it.

There are a number of points that need to be considered:

The grass verge and hedge line in its current position overhangs the existing drop kerb to our hard standing by approximately 2 feet. This means we lose that amount of space when accessing our drive.

The current section of raised kerb that separates the drop kerbs between our property and the drop kerb at 25 Archers Ride means people park their vehicles there, regardless of size. This causes a loss of view to the road and oncoming traffic for both us and our neighbours at 25 who have already had an accident due to this.

It also contributes to the restricted access to our property for our own vehicle: We have to approach at an angle in order to negotiate the parked vehicle and the hedge. This causes some difficulty dependant on the vehicle that is parked there.

The current position of the hedge combined with the verge and parked vehicles means that we have limited vision of pedestrian traffic during access or egress: The hedge height and length in its current position mean that there is no view of the road and pavement when reversing. We therefore choose to reverse in for safety's sake as the less risky manoeuvre, however, this also presents a risk. Parked vehicles outside our house mean that the angle in which we are forced to reverse and the parked vehicle causes a blind spot to pedestrian traffic approaching from the pathway that connects Archers Ride and Hall Grove. Our road is a main route for children and pedestrians with dogs and foot traffic has in the past caused near misses. There is only so much we can do when performing a manoeuvre to prevent an accident. I am submitting CCTV footage of just such an incident in the last few weeks which demonstrates what I am describing. The clip shows a young child running full pelt towards our reversing vehicle: He is completely unaware of us until his parents following behind shout at him.

On this occasion we were lucky that the day was bright, the child was about ten not five, the child's parents saw what was going on and called him back and I could see him from the passenger seat. The footage also brings into focus exactly how difficult it is to access our property:

We are only able to park one of our vehicles on our drive which is designed for two vehicles: with more vehicles on the road all the time often one of our vehicles is sometimes parked some distance away.

In respect of the street scene: we are a line of 4 houses. Two corner plots that both have a hedge and then two middle plots - the hedge at 29 was removed allowing full access to

their hard standing. If our hedge were to be removed the appearance would be more symmetrical.

Mainly though it is for access and safety that we wish to either move or reposition the hedge: we have applied to Highways to have the drop kerb extended to prevent vehicles parking there and adding to the restriction caused by the hedge but they have responded that we need permission from the estate management scheme for this to go ahead.

Policy EM3: POLICY EM3 – Works to trees and hedgerows will only be allowed where the works would not result in the loss of landscaping which would harm the character and amenities of the area and where sufficient justification for the works has been given or there are other considerations that apply.

In respect of this policy my proposal to reposition the hedgerow to run perpendicular from the front of the house to the verge line does not present a loss of soft landscaping, merely a change of situation. I do not believe it harms the character of the block of four. We would plan to add to the length of the hedgerow to meet the verge and would accept a plan to create a corner of hedge at the verge line.

POLICY EM4 – Proposals for hard surfacing, for the parking of private vehicles in front gardens will only be allowed where the works would retain an appropriate balance between hard and soft landscaping and do not result in the loss of any existing hedgerows or landscaping along the boundary, other than the minimum required to access the hard standing, that would be harmful to the amenities and values of the street scene in which it is located.

DETACHED PROPERTY TERRACES PROPERTIES

In respect of this policy we have hard standing for two vehicles agreed in 2004 however access is limited to one vehicle by the current position of the hedge; The minimum required loss of hedgerow along the boundary to allow access is not met. In my appeal I am willing to propose the corner of the hedge be kept to run at a right angle from the hedge's new perpendicular position; this would allow for us to park both vehicles on the hard standing, access and egress safely with no risk to pedestrians and would also maintain the view of the streetscene.