Planning application – Mill House , Park Lane

Retrospective planning

After seeking advice from the joinery and building company who designed and built the porch, we where told that no planning would be required. This unfortunately has turned out not to be the case and we have been advised that planning would be required due to its proximity to the highway. Below is a series of images and notes describing the porch, its reasoning for being built and the safety it offers.



Full image of the canopy/Porch. Images shows the wooden frame structure with the canopy above the front door to provide shield/protection from the weather. The slightly raised supports where put in to use as a log store. These raise the logs from the ground and provide better weather protection (Note – we are happy to remove these if required). We have never used these as yet so they constantly remain empty. The water resistant blue bricks on the bottom simply raise the wooden pillars from the ground to stop water rot.

The Porch or raised canopy offers protection for on callers and anyone exiting the front access door. As we have pets and small children in our home and there is no footway or pavement, the porch acts as a safe area or zone should anyone exit or wait at the front access door.

Size of the frame –

98 cms deep (from the property wall to the kerb edge

2.9 mtrs in height

The porch was sympathetically designed to be in keeping with the property and all neighbours where consulted before its construction.

Street/lane view up Park lane

Up the lane view. Park lane is stipulated as a single track lane with signs at both ends stating not suitable for heavy goods vehicles. There are highway pull in zones along Park lane. Outside our home is one of the widest sections of Park lane where a kerb edge has been added many years prior. Our property is the only property that has kerb edging to the highway and is set further back that the grass verge that extends past our property. This may suggest that the kerb edge was set further back than the property boundary lines at some point but this is only speculation based on other properties and surrounding embankments or verges.



This image also shows the porch is not obstructive in the line of sight or visible hinderance to any motorist travelling either up or down park lane.



This image shows down Park lane view. This indicates the normal traffic wear in the centre of the single track road, leaving plenty of space around the canopy. Image also shows there is no line of sight obstruction to vehicles travelling up or down Park lane



This images shows the outside property and secured gated driveway. This hopefully indicates why we had the porch erected as all on callers and deliveries have to come to the front door. The canopy offers some protection from travelling traffic, the elements of weather and allows us to light the under porch area so we can safely identify any persons knocking on the door in the dark of night.

Safety

A speeding driver collided with our property last year, causing a tremendous amount of damage and what could have been serious or fatal injuries to myself or any family member if we were hit. The driver lost control coming down Park lane but having seen the erected porch he swerved to avoid this, causing him to contact our property further down. (this was given in the notes from the police statement and later heard in court)

I Appreciate that the porch would not of offered any protection from this particular speeding driver who lost control. However the fact it was apparent enough for him to avoid, does mean the porch had a conscious effect on the driver to try and avoid that area. Although I cannot prove this, I also believe that the porch effectively deters other drivers from speeding past our property. Although out of the line of sight and no obstruction to the highway, the porch makes drivers aware there is a door and access with the potential danger of someone walking out onto the road





