

## DDS2208.1 – 1 Park Hill Drive STATEMENT

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|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| DATE              | JUNE 2023                                                 |
| APPLICANT         | Property Holdings                                         |
| APPLICANT ADDRESS | 1 Park Hill Drive                                         |
| PROPOSAL          | Proposal to amend boundary treatment to 1 Park Hill Drive |

### 1.0 PROPOSAL IN SUMMARY

This application is for the amendments to the erection of 1.8m Fence above a new boundary wall together with the removal of the existing pillar and the proposed soft landscaping along the bend of 1 Park Hill Drive.

### 2.0 Highway reason for refusal and solution

- The proposal results in the reduction in forward visibility at the bend on Park Hill Drive to sub-standard levels, which would be detrimental to highway safety.*

The proposal has been plotted to show the extent of the removal of the fence. See images below. This would be in line with the corner of the house, as well as the visibility line plotted see visibility splay Site plan.



Feather edge fence lowered to 1m with columns dispersed at 4m in between



Feather Edge Fencing Shown in Red  
Removed including pillar. See visibility splay  
plotted on Proposed Site Plan.

- The proposal results in the reduction in visibility at the junction of the access to the property and Park Hill Drive to sub-standard levels, which would be detrimental to highway safety.*

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## 2. Site Proposed

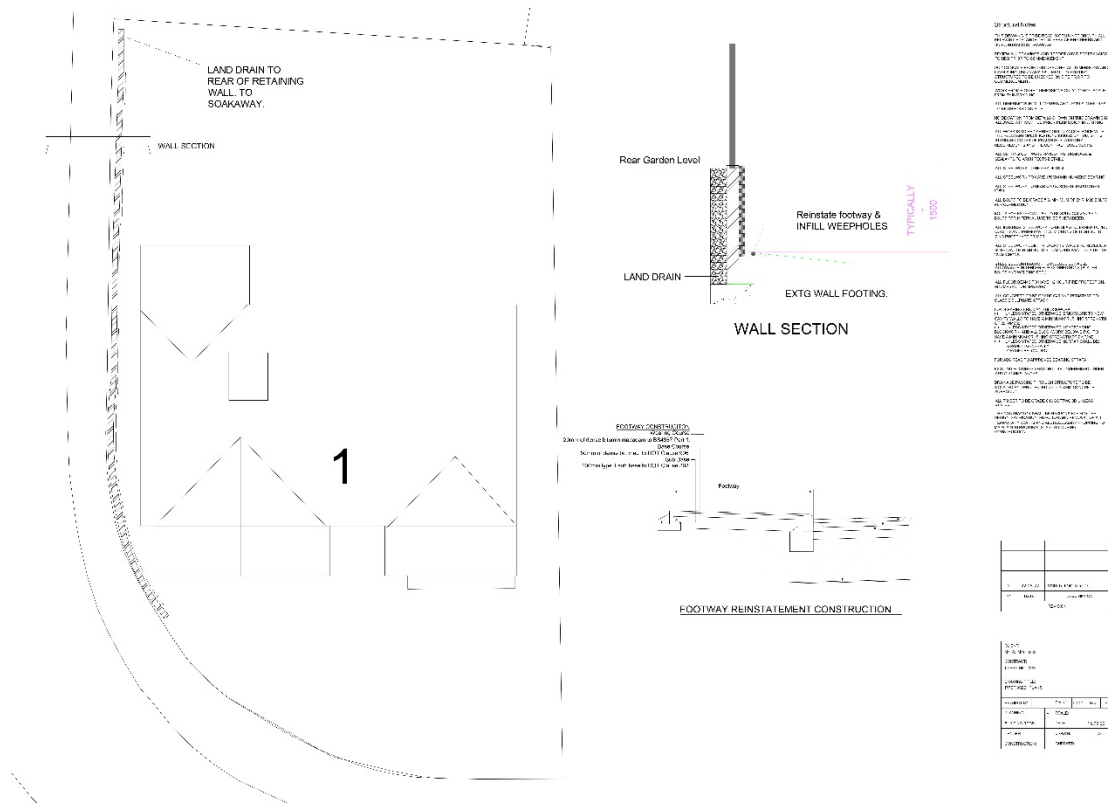
1 : 250

Proposed Site Plan to include low boundary wall around the radius.

3. *The proposal results in the reduction in visibility at the back edge of the footway to sub-standard levels at the driveway to No. 3 Park Hill Drive, which would be detrimental to highway safety.*

The Site boundary fence adjacent to No. 3 Park Hill Drive is proposed to be lowered to 1m high.

4. *The proposed wall incorporates weep holes that will lead to the discharge of surface water onto the adjacent adopted highway, which is contrary to the Highway Act 1980 and detrimental to highway safety and maintaining the integrity of the adopted highway.*



The weep holes are proposal to be removed with the use of a land drain to the rear of the retaining wall to a soakaway.

5. *The application and submitted plans contain insufficient information in relation to the physical impact of the wall and its foundations on the adjacent adopted highway or the need to incorporate a scheme of footway remedial works as part of the proposed development. (RR08 Amended)*

According to the original contractor who built the new grey wall, he used the original foundations of the original retaining wall, new foundations were never laid for the new wall that has been built. I am trying to get photographic evidence. Therefore, there is no physical impact of the foundations on the adjacent adopted highways. My engineer has also worked out the calculations with using the existing foundation sizes and has shown that they are sufficient. See attached.