

Our Ref: 1833.01/NMcG

18<sup>th</sup> February 2020

Planning and Building Control Division  
Department of Infrastructure  
Murray House  
Mount Havelock  
DOUGLAS  
IM1 2SF

F.A.O. Chris Balmer

2020186

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18 FEB 2020

DEPT OF ENVIRONMENT  
ROADS AND AGRICULTURE

Dear Chris,

Ref: Creation of raised parking, garden walling, steps and widening of vehicular access, 3 Oak Close,  
Birch Hill, Onchan, IM1 3HR – Mr John & Mrs Jeanette Gelling

Further to your letter dated 7<sup>th</sup> February 2020 requesting additional information for the above application please find enclosed the returned application plus 4no. copies of amended drawing no. P-01 revision A showing the driveway layout as DOI Standard Construction Detail 'Alternative Private access for One Dwelling', a new drawing no. P-02 showing additional elevations and sections and a second new drawing no. P-03 indicating the required visibility splays for the parking area. Our reference material for the visibility splays / driveway layout is 'Residential Design Guidance July 2019', 'Manual for Manx Roads 1.03' and 'Manuals for Streets' and the proposals have been deemed acceptable in design and presentation by Highways Development control Officer Stephen Eccles prior to submission.

We trust that this information is now considered to be sufficient, but should you have any queries or require any further information please contact this office.

Yours Sincerely



N McGarrigle, BA (Hons) Dip Arch MA (Urb Des) RIBA

Director

encs

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DEPT OF ENVIRONMENT  
FOOD AND AGRICULTURE



1833:01

REPLACEMENT PARKING AREA, GARDEN WALLING AND STEPS

at

3 OAK CLOSE, ONCHAN

for

MR JOHN AND MRS JEANETTE GELLING

2020186

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## BRIEF PLANNING STATEMENT

### INTRODUCTION

The property is a detached, 3-bedroom bungalow built circa 1984 on an estate of similar styled and sized properties. There is currently a steeply sloping driveway providing parking for one car to the front of the property with sloping steps providing pedestrian access to the bungalow and a lawned area adjacent.

The Applicant seeks approval to alter the front parking, steps and lawn area so that two cars can be parked in a more level and easy to access manner. The excessive steepness of the existing driveway makes it difficult to open doors and climb in or out of a vehicle and also results in excessive revving of the car engine when driving onto the roadway. Mr and Mrs Gelling also find the sloping steps uncomfortable to use (see attached photographs).

### PROPOSAL

The submitted application proposes to remove the existing single width concrete steeply sloping drive and steps and replace it with a double width parking area at a more useable fall achieved by forming a retaining wall to three sides. This will only increase the width of the paved area by 2.5m over the existing driveway and steps therefore maintaining a large proportion of the front garden area for planting. A permeable paving solution is proposed to the raised parking bay to minimise the chance of increased run-off during rainfall events.

A ramped path to the side of the parking area has been maintained to allow access for the wheelie bin up to the pavement.

As suggested in the Isle of Man Government's document 'Residential Design Guidance July 2019' (section 6.3) the pedestrian access has been separated from the parking by introducing a curving line of steps between two planting areas formed by small retaining walls. These areas will be planted with a variety of small shrubs which will provide landscaping and texture to the street scene and form a visual barrier between the living accommodation of the bungalow and the pavement. The shrubs to the pavement edge of the garden are to be low level so as not to impede visibility. At present Mr and Mrs Gelling have to park their cars on the street. They believe that by creating the new parking bays they will alleviate pressure on the cul de sac street parking, improving safety in the area.



Photograph demonstrating the excessive steepness of the existing driveway



Photograph of the front of the bungalow and garden

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### ARCHITECT'S DRAWING REGISTER AND ISSUE SHEET

NO. 1

Please find enclosed the drawings listed below, any errors or omission should be notified immediately

<b>JOB TITLE:</b>	<b>DATE OF ISSUE</b>																					
Replacement Parking Area	DAY	05	18																			
	MONTH	02	02																			
	YEAR	20	20																			
<b>JOB REF:</b> 1833:01																						
<b>TITLE:</b>	Scale	No.																				
Existing Plan, Section & Location Plan	1:10 / 1:1250	Ex-01	*																			
Proposed Plan and Section	1:100	P-01	A																			
Additional Elevations & Sections	1:100	P-02	*																			
Visibility Splays	1:1250	P-03	*																			
<b>DISTRIBUTION:</b>			<b>NUMBER OF COPIES:</b>																			
Planning Department			4	4																		
<b>STATUS:</b>			H	H																		

KEY: D – For Diskette      E – Email      H - Hardcopy

### Drawing Register and Issue Sheet



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- notes
- 1 copyright © 2020 McGarrigle Architects Ltd.
  - 2 1 contractors must verify dimension before commencing shop or site work.
  - 3 2 written dimensions to be taken in preference to scaled dimensions.
  - 4 3 This drawing has been prepared for Statutory Planning Application purposes only and is not to be interpreted as a full working construction drawing.



25m visibility splay (in both directions) measured 2.4m back from kerb



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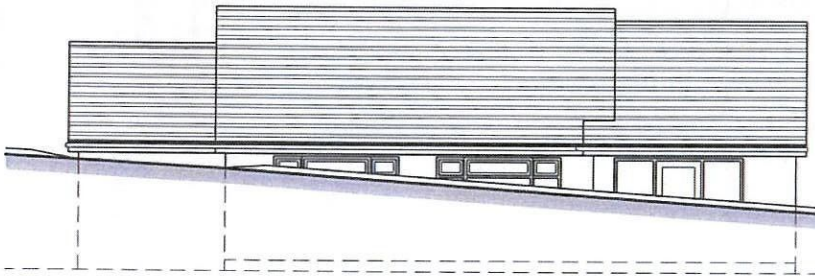
project title  
**REPLACEMENT PARKING AREA AND  
GARDEN ALTERATIONS**  
at  
**3 OAK CLOSE  
BIRCH HILL, ONCHAN**  
for  
**MR JOHN & MRS JEANETTE GELLING**

rev.		date	
drawing title <b>VISIBILITY SPLAYS</b>			
scale 1:500 @A4	date FEB. 2020	dwn by H.E.T.	chkd by
client no 1833	job no 01	drw no P-03	rev -

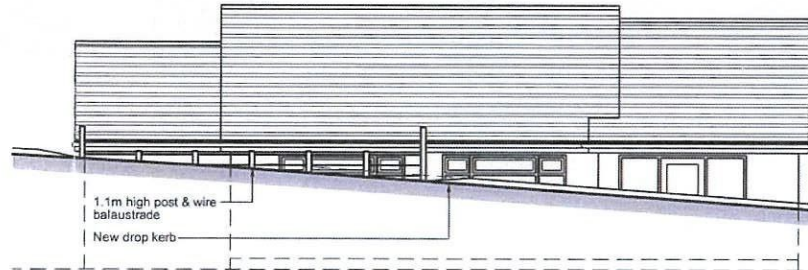
**PLANNING APPLICATION**  
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**Proposed Front Elevation**  
(with new retaining walls and balustrade shown dotted)



**Existing Front Elevation**



**Proposed Front Elevation**  
(with roadline shown)

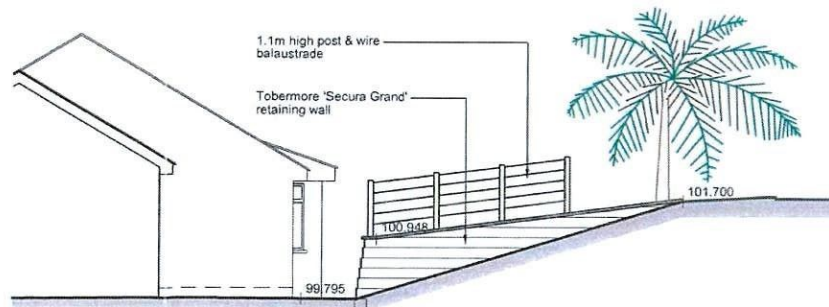
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rev \_\_\_\_\_ date \_\_\_\_\_



**Existing Section through Driveway**



**Proposed Section through Ramp**

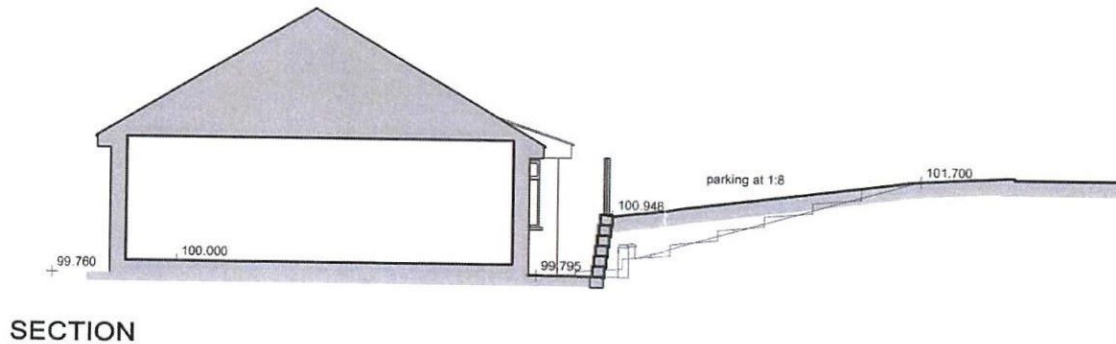
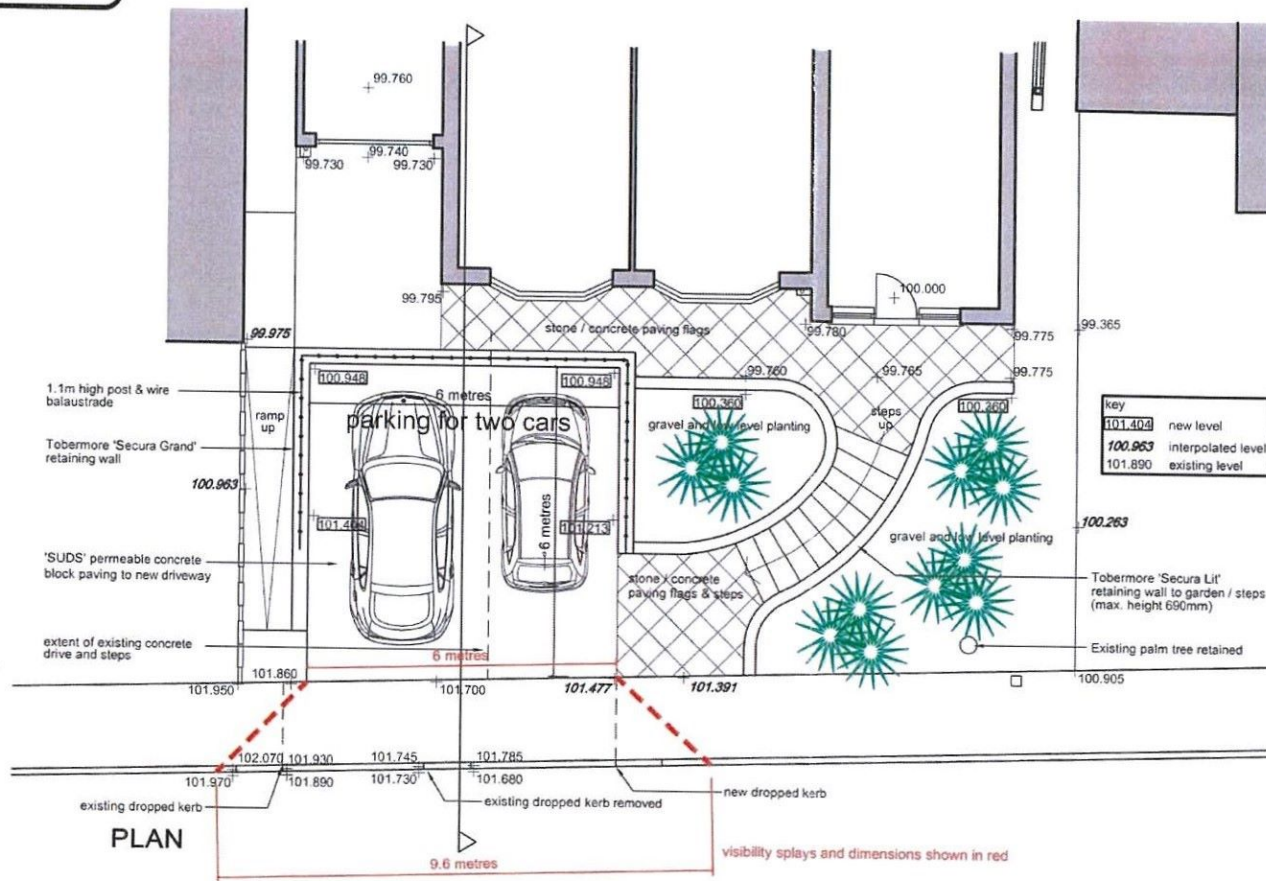
project title  
**REPLACEMENT PARKING AREA AND GARDEN ALTERATIONS**  
at  
**3 OAK CLOSE BIRCH HILL ONCHAN**  
for  
**MR JOHN & MRS JEANETTE GELLING**

drawing title  
**ADDITIONAL ELEVATIONS AND SECTIONS**  
  
**PLANNING APPLICATION - FEBRUARY 2020**

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scale <b>1:100 @ A3</b>	date <b>FEB. 2020</b>	drm by <b>H.E.T.</b>	chkd by
client no <b>1833</b>	job no <b>01</b>	drg no <b>P-02</b>	rev

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A Visibility splays shown. 12.02.20  
rev date

project title  
**REPLACEMENT PARKING AREA AND GARDEN ALTERATIONS**  
at  
3 OAK CLOSE  
BIRCH HILL  
ONCHAN  
for  
MR JOHN & MRS JEANETTE GELLING

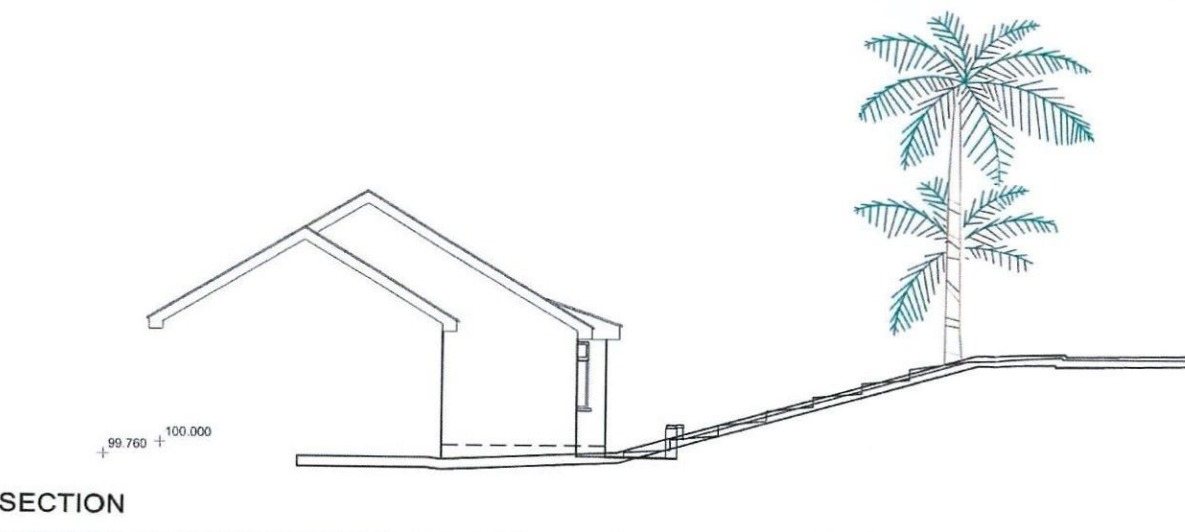
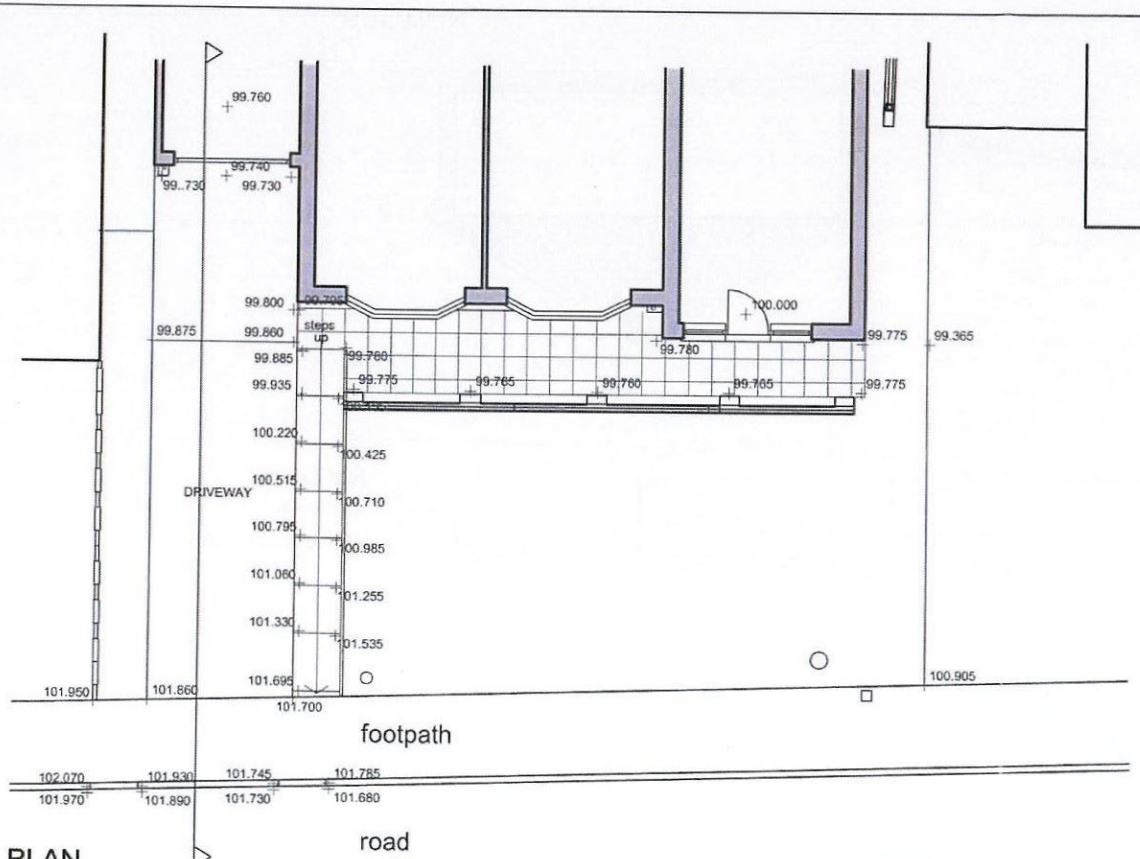
drawing title  
PROPOSED PLAN AND SECTION

PLANNING APPLICATION - FEBRUARY 2020

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scale 1:100 @ A3	date JANUARY 2020	dm by H.E.T.	chkd by
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client no 1833	job no 01	drg no P-01	rev A
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LOCATION PLAN  
 scale 1:1250

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 date  
 project title  
**REPLACEMENT PARKING AREA AND GARDEN ALTERATIONS**  
 at  
**3 OAK CLOSE**  
**BIRCH HILL**  
**ONCHAN**  
 for  
**MR JOHN & MRS JEANETTE GELLING**

drawing title  
**EXISTING PLAN AND SECTION AND LOCATION PLAN**  
 PLANNING APPLICATION - FEBRUARY 2020

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scale	date	drn by	chkd by
1:100 @ A3	JANUARY 2020	JH	
client no	job no	drg no	rev
1833	01	EX-01	