

Planning Statement

Application Proposal: Dropped Kerb and New Residential Driveway

Site Address: 30 St Mellons Road, Marshfield, Cardiff, South Wales, CF3 2TX

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the formation of a dropped kerb and the construction of a new driveway at 30 St Mellons Road, Marshfield, Cardiff.

The proposal follows a successful pre-application enquiry, which confirmed that the principle of the development is acceptable, subject to appropriate detail and compliance with relevant planning and highway considerations.

2. Site Description

The application site comprises an existing residential dwelling located on St Mellons Road within the settlement of Marshfield. The property benefits from a front garden area currently laid to soft landscaping and is set back from the public highway. There are no trees on the application land or neighbouring properties that will be affected by the development.

St Mellons Road is a well-established residential street characterised by a mix of traditional dwellings, many of which already benefit from dropped kerbs and off-street parking to the front. The site is not within a conservation area and the property is not listed.

3. Description of the Proposed Development

The proposal seeks planning permission for:

- The installation of a dropped kerb to provide vehicular access from St Mellons Road; and
- The formation of a new driveway within the front curtilage of the property to provide off-street parking.

The driveway will be constructed using appropriate permeable materials (concrete bricks and gravel), ensuring that surface water runoff is managed in accordance with current standards.

The proposed access will be designed to comply with highway visibility and safety requirements, with adequate sightlines maintained for vehicles and pedestrians. Please see visibility splay drawings included in the application.

4. Planning History and Pre-Application Advice

A pre-application enquiry was submitted to Cardiff Council in respect of the proposed dropped kerb and driveway. The Council confirmed that the proposal was acceptable in principle, subject to detailed assessment through the formal planning application process.

This application has been prepared in direct response to that advice

5. Planning Policy Context

The proposal has been assessed against the relevant policies of the adopted Cardiff Local Development Plan (LDP) and national planning guidance contained within Planning Policy Wales.

In summary, the proposal: - Promotes sustainable travel by providing safe and convenient off-street parking;

- Makes efficient use of residential land without overdevelopment; and
- Respects the character and appearance of the surrounding residential area.

There are no specific policy constraints affecting the site that would preclude the proposed development.

6. Highway Safety and Access

The proposed dropped kerb will provide a safe and direct means of access to off-street parking, reducing reliance on on-street parking along St Mellons Road.

The access arrangement has been designed to ensure: - Adequate visibility splays;

- No obstruction to pedestrians as there is no pavements in front of the property
- No adverse impact on the safety or free flow of traffic on the public highway.

The proposal is therefore considered acceptable from a highway safety perspective.

7. Amenity and Visual Impact

The proposed driveway will be located entirely within the existing front garden and will not result in any loss of residential amenity to neighbouring properties.

The visual impact of the development will be limited and in keeping with the character of the area, where similar front driveways and dropped kerbs are common features.

Any remaining soft landscaping will be retained where possible to ensure the frontage remains visually attractive. Biodiversity measures have been proposed to offset the loss of the lawn.

8. Drainage and Sustainability

Appropriate free draining materials are incorporated into the driveway design to prevent surface water runoff onto the public highway, in line with best practice and local authority requirements.

This ensures compliance with sustainable drainage principles and avoids any increased flood risk.

9. Conclusion

The proposed dropped kerb and new driveway at 30 St Mellons Road represent a modest and well-considered form of development that accords with local and national planning policy.

The proposal will improve highway safety, provide off-street parking, and will not harm the character of the area or the amenity of neighbouring residents.

In light of the above, and taking into account the positive pre-application advice received, it is respectfully requested that planning permission is granted.