

Do I need planning permission to lower a kerb or create a new vehicular access?

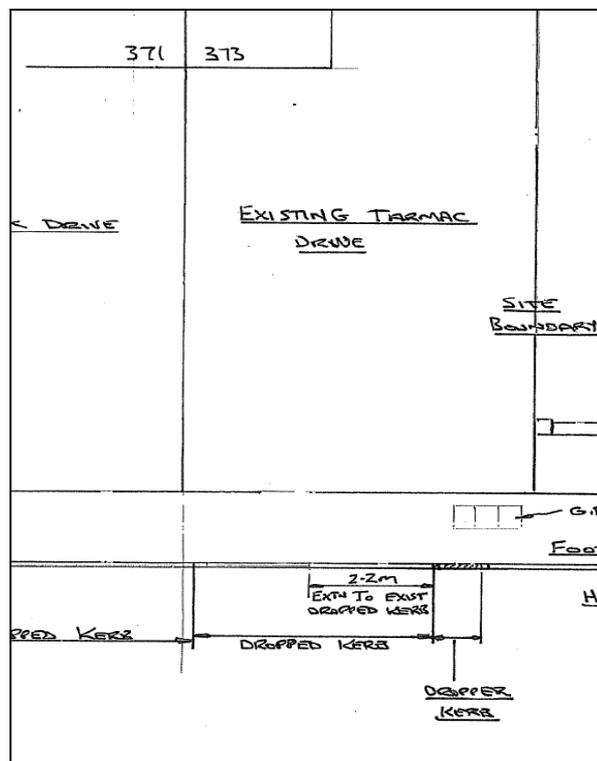
If you are looking to create a new vehicular access into your property or to lower a kerb to create a vehicular crossing over a pedestrian pathway, you will always need approval from the Warwickshire CC Highways to carry out these works. However, before the Local Highways Authority will consider your application you must first find out whether or not you also need planning permission.

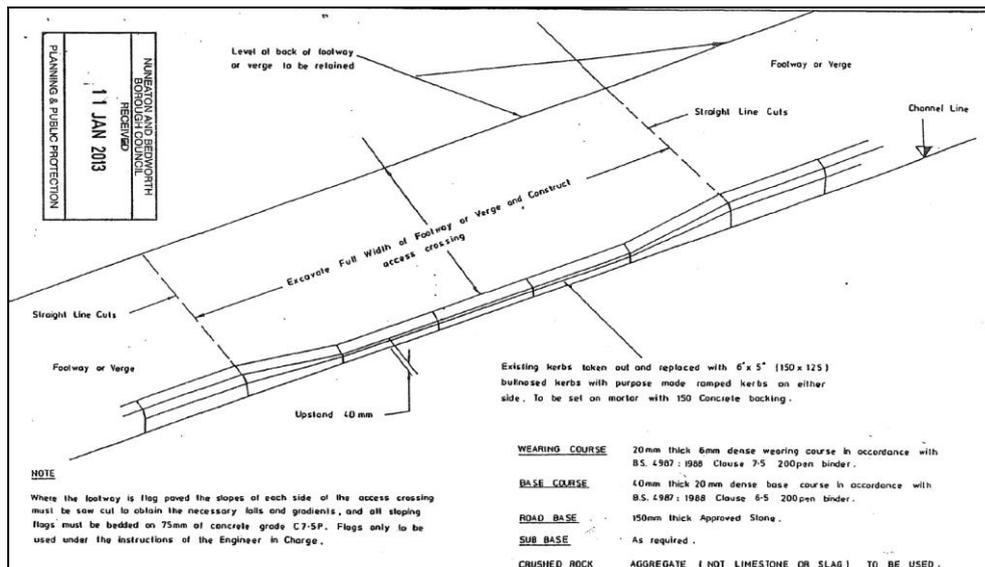
Do I need Planning permission?

Planning permission is not usually required for such work, but will be if the property involved has the frontage directly onto a classified road. (i.e. A, B or C Roads).

Information on Planning permission

If you need planning permission for your proposed project you will need to submit an application on full planning application forms and await the outcome before you can obtain approval from the Warwickshire CC. Obtaining planning permission is a formal process and can take up to 8 weeks. It costs £206 householder £234 commercial, along with the application forms a scaled drawings (1cm to 1m 1:100) will need to be submitted which indicates the position of the drop kerb and the driveway (as indicated below).





An ordnance survey 1:1250 will also be required with the application, which should outline in red the approximate position of the drop kerb, your own property will be need to be outlined in blue. You will need to complete certificate B and serve Notice number 1 on Warwickshire County Council. Their address is as follows:
Street Works Manager,
Budbrooke Depot,
Old Budbrooke Road,
Warwick,
CV35 7DP

Assessment of application

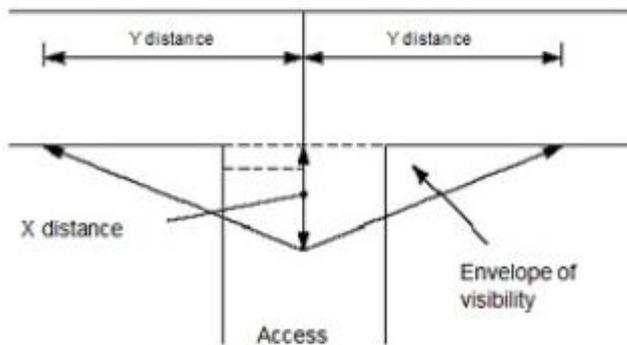
A vehicular crossing will not normally be acceptable in planning terms if:

- A vehicle cannot be parked within the property boundary without overhanging the highway. A minimum of 5 metres is required from the property to the highway boundary;
- On busy roads manoeuvring is sometimes required to ensure that a car can turn around within the boundary of the property;
- Both pedestrian and vehicle visibility will need to be considered (see below);
- Drainage should be indicated on the plans ideally guided along an ACO drain away from the highway;
- Your property is too close to a junction or bend or creates another safety hazard;
- Trees or tree roots are too close to any excavation works; and
- Consideration must be made to existing street furniture e.g. lamp posts.

Visibility

When applying for a vehicle access crossing you must take into consideration of adequate visibility. Depending on the speed limit of the road, you will need to make sure that when leaving the access the driver must be able to see approaching

vehicles travelling along the roadway from **both** directions at a minimum distance of 2 metres back from the edge of the carriageway. This is marked as X and Y distance on the diagram.

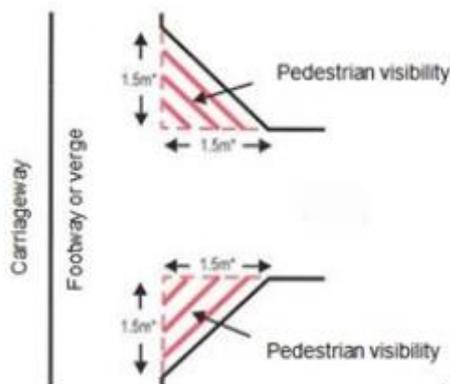


A driver's view of the roadway must be unobstructed and not restricted by objects such as hedges or walls; this is shown as the envelope of visibility in the diagram. The distance that the driver is required to see along the roadway will depend on the speed limit of the road.

The table below shows the speed limit of a road and length of visibility that is required.

Speed Limit of road (MPH)	Length of visibility (Metres)
20	33
30	70
40	120
50	160
60	215

Pedestrian visibility is also another factor that needs to be considered when applying for a dropped kerb. Visibility for pedestrians are required to allow drivers to see pedestrians as they emerge from their access road, driveways or parking area and to allow pedestrians to see the vehicle.



Within the red zones indicated within the diagram obstructions such as walls or hedges must be kept below maximum height of 600mm from ground level.

Council owned or previously council owned property

If the property concerned is council owned or has previously been council owned, it will be necessary for you to apply to the housing services for their consent to convert the property frontage into a hard standing for vehicles. The written permission gained from the council must be sent with the highways application form.

You always need the permission from the Warwickshire CC to lower a kerb for further advice look at the attached link

If planning approval is obtained, you will need to make a further application to Warwickshire County Council for your dropped kerb, there is a cost of £75.00 for this application, payable to Warwickshire County Council. You cannot make this application unless you have already got a planning approval. You can make this application at: <https://www.warwickshire.gov.uk/droppedkerb>. There is a list of approved contractors provided on the form, the contractor will also need to be paid for undertaking the construction of the dropped kerb. I cannot advise the cost of this, but advise you to get several quotations before selecting a contractor.