

**Ben Larkham Associates Ltd**  
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Planning Services  
Tunbridge Wells Borough Council  
Town Hall  
Mount Pleasant Road  
Tunbridge Wells  
Kent TN1 1RS

Dear Sir/Madam,

**Application for new drive access, circulation and parking at  
Amberleaze, 2 Lower Green Road, Pembury, Kent TN2 4PA**

I write to provide additional detail in support of the above application.

The planning application seeks to create 'onsite' parking provision for two cars with access served off Lower Green Road.

Five plans are provided to accompany the application.

- 1/ Site location plan at 1:1250
- 2/ Existing site layout
- 3/ Excavation/new construction
- 4/ Conflict to RPA's
- 5/ Proposed layout – circulation, sight lines and finish.

This character property understood from external appearance to be late Victorian/Early Edwardian period is situated to the east side of the triangular 'Pembury Village Green' and forms the majority portion of the building, with 1 Hastings Road to the south side. No 2 Lower Green Road is situated within the Pembury Conservation Area.

Currently the parking provision for no2 Lower Green Road is to the north east rear of the property with a right of access over the driveway to the Coach House, 5 Hastings Road. With a young family this existing arrangement is far from ideal for my clients, who now seek to improve this situation.

The property has a generous garden to the west and north sides with a line of trees to its western edge running adjacent to Lower Green Road. The trees are the subject of Tree Preservation Order and Conservation Area status. A full arboricultural survey and constraints plan accompanies the planning application. One of the protected Horse Chestnut trees is proposed for removal along with a Lawson Cypress from within the Conservation Area. The Horse Chestnut tree is of poor condition and is recommended for removal regardless of the planning application.

The boundary with Lower Green Road is marked with a low close board fence. The application would create a new opening within the fence line and the creation of a new drive and parking area. Ground levels would be reduced to that of the existing 'sunken' garden with the existing shrub bed to the south of the garden path graded down to the drive level.

New retaining walls to support the path adjacent to the property would be created using brick of similar colour and appearance to that of the main house and existing brick paths.

The proposal requires small areas of excavation within the Root Protection Areas of trees T1, T4 and T5 as indicated on the attached drawing 'Conflicts to RPA's'. The extent of conflict is less than 7% in respect of each tree and it is considered that this level of conflict is acceptable particularly given the existing level changes and restrictions to root development. It is recommended that the excavation within the RPA's is undertaken under arboricultural supervision to ensure if any roots are encountered that these are cut and managed appropriately.

No excavation, aside from the considered removal of existing paving, will be undertaken within the 'sunken' garden to ensure the underlying soil and root environment is retained as the formation layer for the build up above. The construction of the drive and parking will comprise a geotextile membrane, compacted reduced fines MOT Type 3 and a resin bound gravel wearing surface. A product such as CED/Daltex 'Sienna' is proposed for the drive surface.

The resin bound finish will allow permeability to the RPA's of those trees to be retained. A double row of granite sets is proposed between the new drive and the existing Tarmacadam footpath of Lower Green Road. Visibility splays will be provided to the pedestrian footpath to ensure public safety when cars exit the drive.

This section of Lower Green Road is one way approaching to the south to Hastings Road with the road junction controlled with traffic lights. The access to the new drive will therefore be approached from the north along Lower Green Road and the drive exited to the south onto Lower Green Road towards the junction. The road is a 30mph limit and in periods of heavy traffic the exit from the property is likely to be governed by cars waiting at the lights.

Vegetation loss will be mitigated through new landscape planting proposed to the area to the sides of tree T1 – Yew and to the new graded bed to the south side of the existing retained domestic path. This planting will ensure the softening of the proposal and maintain the current contribution to street scene.

In conclusion the proposal seeks to simplify the existing parking arrangement and the provision of a new drive access off Lower Green Road which entirely mirrors the benefits that most of the properties fronting onto Lower Green Road in the vicinity enjoy. The scheme proposes the removal of two trees the loss of which can be mitigated through new tree and shrub planting. The scheme will not therefore be detrimental to the conservation area.

Should you or your colleagues need to discuss any part of this application then please do not hesitate to contact me directly.

**Attached materials palette for 2 Lower Green Road**

Yours sincerely,



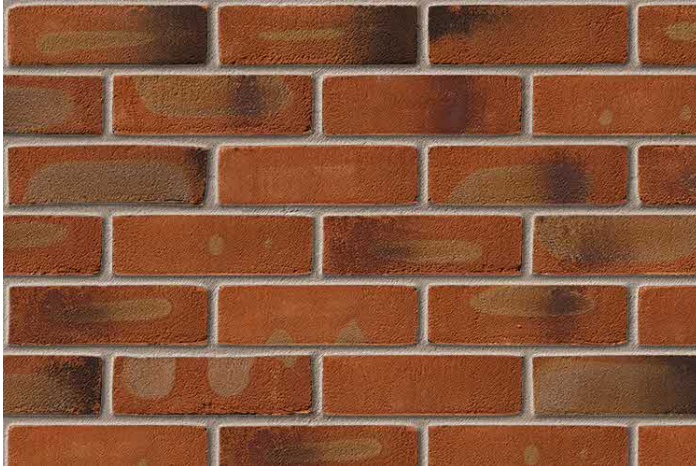
Ben Larkham  
Director / Ben Larkham Associates Ltd

## Materials palette – 2 Lower Green Road, Pembury

CEDstone **Sienna** resin bound gravel



Ibstock Leicester weathered multi-stock



Double row silver granite setts between drive and highway path

