Planning Statement

Site address: 13 Nelson Road, RH12 2JE

Project Overview:

This project involves replacing the existing 2-meter-high fence panel at the west side of the property with a red brick wall and a sliding gate. The new design consists of a 1-meter-high brick wall topped with 0.8 meters of metal grills, bringing the total height to 1.8 meters. Brick columns will be placed every 1.8 meters, providing structural support. Additionally, the project includes the installation of a small pedestrian gate on the boundary wall at the front of the house for ease of access. Importantly, the driveway area forms part of the garden, so privacy is a key consideration of this project.

Background

A previous planning application was submitted and approved in 2023 with planning application Ref No. DC/23/0324, allowing for the removal of fence panels for construction of a driveway and an access protection line at the property. The approval of the previous application has established the principle of access and driveway design for the site. The current proposal seeks to improve the aesthetics, security, and overall functionality of the site by replacing the existing fence panel with a more durable and visually appealing brick boundary wall. Additionally, the introduction of a sliding gate will enhance security while maintaining access to the driveway, as permitted in the earlier application.

Access and Highway Considerations

The existing driveway and access protection line, approved under the 2023 planning application, will remain unaffected by the proposed works. The sliding gate will be positioned to allow for clear and safe access to the driveway without impeding visibility for vehicles entering or exiting the property. Given that the access provisions have already been approved, no additional impacts on highway safety or access are anticipated.

Impact on Neighbouring Properties

The proposed replacement of the fence with a brick boundary wall and the installation of a sliding gate is not expected to cause any adverse impact on neighbouring properties. The height of the boundary wall will be in line with local planning policy and existing structures in the vicinity, ensuring there are no issues related to overshadowing or loss of privacy. The sliding gate, being designed to open along the boundary, will minimise any potential disruption to the public realm or neighbouring properties.

Height and Visibility Considerations:

The original fence panel stood at 2 meters, but the new structure will have a reduced total height of 1.8 meters.

With 1 meter of brick wall and 0.8 meters of metal grills on top, visibility will not be obstructed, allowing for a more open and inviting frontage.

Privacy Considerations:

The garden area, including the driveway, is a private outdoor space that requires adequate screening from public view and neighbouring properties. The current fence does not provide the level of privacy needed for this space. The proposed brick wall, combined with 0.8 M grills, offers an effective balance between privacy and openness. While the metal grills allow for visibility above the brick wall, the 1-meter brick base will block direct sightlines into the garden, thus creating a secure and private environment for the property's outdoor space.

Context of Local Development:

Several nearby properties along Trafalgar Road and Nelson Road have also replaced their fence panels with brick walls, establishing a consistent streetscape in the area. Our proposal will align with the architectural style and visual character of the surrounding properties, contributing to the cohesive aesthetic.

Conclusion:

The proposed replacement of the existing fence panel with a brick boundary wall and the installation of a sliding gate is a logical and beneficial enhancement to the property. It will provide improved security, aesthetic value, and durability while maintaining the functionality of the previously approved driveway and access arrangements. Given the minor nature of the proposal and its alignment with local planning policies, we trust that the application will be viewed favourably. We look forward to the Council's consideration of this proposal.

Kind regards

Parvathy Bhuvanandran

09/09/2024