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Date: **29.10.2019**

Our ref: **18.1826**
Your ref:

Land Adjacent to 7 Sungate
Branch Road
Rochdale

PLANNING STATEMENT

RETROSPECTIVE PLANNING APPLICTION
TO REGULARIZE NEW RAMP, RETAINING WALL AND TIMBER GATE

The application site consists of open green space with remains of a pre-existing double garage which has subsequently been demolished. The land belongs to the owner of 7 Sungate, an end terrace dwelling which overlooks the application site. The application site sits within the Green Belt area and is used predominantly as garden / leisure space. The site is edged by a small road with overgrown weeds forming a natural boundary between the site and the road.

The retrospective works relating to this application consist of a timber gate to the site entrance, a ramp from the gated entrance and retaining wall around the ramp.

Information relating to the site is scarce with the majority of information coming from house owners close to the site.

The as built gate seems to have simply filled in an existing opening within the site boundary. The as built gate fits within the natural setting of the site and does not impact any visual amenity that may be evident. Additionally the gate does not interrupt the flow of traffic when in use.

A ramp down to the proposed site level seems to have been constructed or made good. Evidence of a pre-existing garage on the application site can be identified which would have required the use of a ramp in order for vehicles to access the site. The garage itself seems to have been demolished for some time. The ramp, whether new or old, simply allows access for maintenance of the site itself as well access to be able to use the site.

The retaining wall around the ramp seems to be a new addition. This wall has been added in order to mitigate the sliding of the hedgerow which has occurred since work to the local mill has been conducted / completed. The wall itself is not visible from the highway and does not obstruct or detract from the visual amenity of the site or area.