

# Planning Statement

## Re-Modelling of Rear Garden, Excavating Along Shared Boundary, Erection of Retaining Wall Including Re-Profiling Existing Retaining Walls

### 1. Introduction

1.1. This Design & Access Statement has been prepared in support of an application for the Re-Modelling of Rear Garden, Excavating Along Shared Boundary, Erection of Retaining Wall Including Re-Profiling Existing Retaining Walls.

### 2. Site & Use

2.1. The site comprises a detached bungalow with a rear garden across several levels.

### 3. Planning Policy Adherence

3.1. The land levels immediately fronting the application site will remain unaltered. The proposed parking area will be finished with paving to match the existing materials, with gradients designed to follow the natural ground profile.

3.2. The block wall located adjacent to the proposed hardstanding in the north-east corner of the site will be removed. Existing ground levels will be retained and will continue to follow the natural landform.

3.3. All proposed vertical surfaces will be finished with a brick-effect render, and any additional construction will utilise brickwork to replicate the previously constructed sloping access. As shown in Figure 1 Appendix A, historic views of the site (Oct 2014) confirm that brickwork was used to form the sloped rear access. The cost-effective proposed brick-effect render will provide a comparable visual appearance as shown in Figure 2 Appendix A.

3.4. Ground levels have been reduced along the shared boundary at No. 165 Leander Drive and No. 6 Bates Close. Stepped access is proposed to serve this boundary area, reflecting the arrangement of the former sloped access, as illustrated in Appendix A.

3.5. Fencing will be reinstated to the rear of the building and along the side elevation adjacent to the vacant land.

### 4. Summary

4.1. The proposed works have been carefully designed to respect existing land levels and natural ground profile of the site. Materials and finishes have been selected to match the existing character, including paving and brickwork that reflect the previously constructed sloping access. The removal of the block wall and retention of existing ground levels ensure that the development integrates with the surrounding landscape. Stepped access along the shared boundary replicates the former arrangement and

does not reduce amenities of the neighbouring properties. Overall, the proposal represents a sympathetic and appropriate form of development that will not result in any adverse visual or amenity impacts.

## 5. Appendix A



Figure 1: (Oct 2014) Shows a view from Trows Lane illustrating stepped access and reduced ground levels along the shared boundary, consistent with the proposed arrangement.



Figure 2: Brick effect render on retaining wall showing clear difference of before the render being applied and after. (Google Images)