

DESIGN STATEMENT

Change of use of Amenity Land adjacent to 10 Sparrow Court to private garden and erection of garden fence.

The amenity land referred to is an area between the garden boundary wall and the footpath along Fell Drive. This area has been maintained by the local authority since the estate was built some 30 years ago.

The land is owned by the applicant but has always been part of the street scene. Unfortunately, over the years the land has been allowed to become overgrown until recently when the local authority arranged for the trees and shrubs to be cut down and partially cleared.

Following email communications between the applicant, local councillors, and the Planning Department it was agreed that use of the land could return to the applicants but if they wanted to use it as part of their garden they would need to apply for a change of use.

The existing boundary between 10 Sparrow Court and Fell Drive is formed from an approximately 1.8m high brick wall, a pedestrian gate, another smaller section of brick wall and then the rear of a single storey extension which then adjoins the next-door neighbours garden wall which is also made of brick.

Between the existing garden wall boundary and Fell drive footpath is a border which has had new shrubs planted and will remain unchanged but maintained by the applicant. To the right of the pedestrian gate looking from Fell drive the brick wall will need to be repositioned to allow access from the existing garden into the area of land which forms a triangular shape between the house extension and the neighbours garden wall.

The intention is to build a garden shed within this triangular area and due to the limited dimensions, the new boundary fence will need to be close to the footpath. To soften the appearance between the fence and the neighbours brick wall a smaller triangular section of shrubbery will be created.

The new fence will be the same materials and style of other boundary fences erected in the surrounding area, i.e. timber posts and close boarded panels over gravel boards approx. height 1.8m.



Boundary wall prior to removal of overgrown trees and shrubs.



Existing garden wall with pedestrian gate and start of extension on right.



Existing extension, neighbours garden wall and triangular area.