

## **Proposed Erection of Fence to Enclose Curtilage to Extent to Title Boundary**

199 Geneva Road, Darlington, Co. Durham, DL1 4HR.

Ref: RAD 21-001

**18<sup>th</sup> March 2021**

### **Introduction**

During the purchase of the application property, it has come to light that the land directly to the rear of the property's garden is still within the ownership and Title Deeds/ Plan of No.199 Geneva Road, Darlington. The land extends beyond the current rear fence of No.199's garden, into a tarmac area which looks to have been created as part of a larger hard standing scheme. Various cars are parking on our client's land, and it seems that people are using it to dump waste (fly tip).

### **Proposals**

Our client wishes to create a secure, off-street parking area at the rear of their property, within what seems to be land they own, by extending their current fenceline down to the rear access lane. The fence would be timber, matching those existing in the area, and 1.8m tall. This would also stop fly-tippers using this area (their land) as a dumping



ground, and allow them to extend their grassed garden area into this space. An additional benefit of this is that there would be less hard standing in that area, so more permeable ground to help with surface water drainage too.

## Alternative

If our client could create 2no. off-street parking spaces, they would also welcome discussions with the council about them purchasing the remaining areas for use as parking for other properties and assigning the land to their other title as shown in the pictures below.

## Figures

Figure 1. Title Number DU105425 – 199 Geneva Road

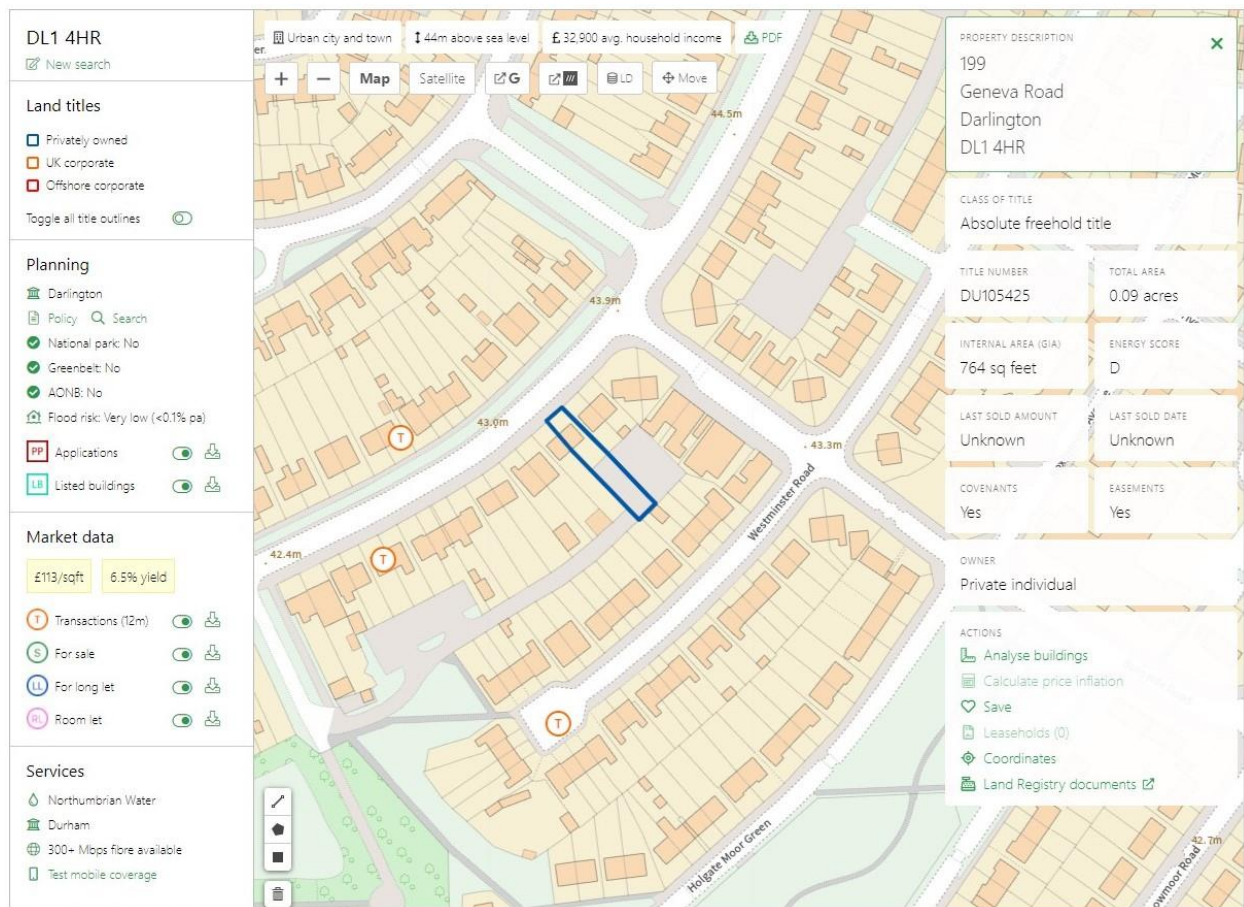


Figure 2. Title Number DU296806 – Darlington Borough Council

