

## RETROSPECTIVE PLANNING APPLICATION STATEMENT

Application Type: Householder planning permission  
Local Authority: Plymouth City Council  
Reference: PP-09714575

120 Fletemoor Road  
St Budeaux  
PL5 1UJ

RE: Re-build of garage and boundary fence.

1.1 The core reason for this development is to provide the property with a new functional garage to replace the existing garage unfortunately left a ruin caused by a fire outbreak many years prior. The old garage had been left in such a state for a long period, becoming an unsightly feature along the streetscape. The extent of damage to the garage made it unsafe to use and unfeasible to restore. The demolition of the garage not only protects the safety of the owners but also the general public, passing by the property boundary.

2.1 Below are two images that are taken from street view in 2018, shortly after the property was purchased by the current owners.



3.1 The development will improve the overall streetscapes aesthetic, replacing the damaged and dangerous garage. The new garage will be a greatly improved aesthetic whilst ensuring its visual impact fits within its immediate context. The boundary fence ensures low maintenance, clean and improved aesthetic alternative to the overgrown hedge that often branched over the pedestrian pathway without frequent maintenance.

3.2 The boundary fence will provide a secure garden for young occupants and pets within the property. This is important as the road is a busy highway, with frequent movement of vehicles. The fence will also provide security, aiding against unwanted access onto the property.

3.3 The garage and driveway provide safe parking spaces for the owners of 120 Fletemoor Road. The ruined garage presented a falling hazard, so the steep drive positioned in front was not used. Instead, cars had to be parked outside the property on Fletemoor Road slightly up from the junction. The garage and driveway will in turn make the junction safer, removing their own and guests' vehicles off the road completely.

3.4 The property's garden lacked any basic privacy. The property's boundary fence acts to provide some partial privacy from pedestrians and vehicles at the junction. Due to the topography, the fence will not provide complete privacy, as the pedestrian pathway to the north of Weston Mill Hill can still see directly into the majority of garden. This is due to the landscaping of the garden, raising towards the house.

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4.1 The overall development is mindful of its context, using a material palette that matches the existing property and surrounding houses. It replaces an existing ruined garage, maintaining the land and space for the same function. Although the new garage is not a copy replacement, it offers a modern and in keeping aesthetic, respecting its context.

4.2 Below are two images showing the development within its context. The photographs are taken to match the views of the images above, providing a comparison of before and after the build.



We hope that you agree this addition to the property improves the overall streetscape whilst providing the highlighted benefits outlined above.

Please read this statement in conjunction with the drawings listed below:

002-JP-ZZ-00-DR-A-0100-P02-Site Location Plan

002-JP-ZZ-00-DR-A-0101-P02-Block Plan

002-JP-ZZ-00-DR-A-0102-P02-GA Proposed Plan - Garage

002-JP-ZZ-00-DR-A-0103-P02-GA Proposed Elevations - Garage

002-JP-ZZ-00-DR-A-0104-P02-GA Proposed Plan and Elevation - Boundary Fence