

Design and Access Statement

- 1.0 The agent for the applicant spoke to Matthew Rooke (planning officer at South Norfolk Council) on 6 July 2021 who confirmed that a short D & A statement would be sufficient for the application for the proposed demolition of a wall structure within the conservation area. The alternative option is to repair the wall.
- 2.0 The application is not for the construction of a new wall.
- 3.0 The applicant sought pre-application advice from the Council, as detailed in the introduction to the Supporting Planning Statement. It was accompanied by a wall condition report.
- 4.0 The Council pre-application advice acknowledges the poor condition of the wall. The other issue for the applicant is the wall is causing security issues and crime for the Jewson site.
- 5.0 The pre-application advice confirmed that planning permission would be required for the demolition of the wall and any metal railing affixed to it if the total height is more than 2 metres in height. However, a replacement wall in the same position as the existing wall to be demolished if under 2m in height would be permitted development.
- 6.0 The pre-application advice also states that the Council would be hard pressed to resist the application for demolition of the wall. The wall is behind a converted barn so is not visible from the street and is not noted in the Council's Conservation Area Appraisal as a wall of townscape value.
- 7.0 There is no need to explain the issues of design (scale, layout, appearance) for the demolition of the wall. The Supporting Planning Statement considers that the wall does not make a positive contribution to the significance and setting of the Conservation Area, and the limited harm or loss caused by the proposal to the character and appearance of the Conservation Area can be outweighed by the public benefits and other factors in favour of the proposal.
- 8.0 The materials resulting from the demolition works will be removed from the site. The existing palisade fence situated behind the wall will remain in place.
- 9.0 With regards to access, there are no implications for the Disability Discrimination Act.