

Realignment of garden wall
Alteration of hard surface material
78 Montague Road, Warwick CV34 5LL.

WDC PLANNING
Ref
Officer
29 JUL 2021
SCANNED
CC OR P2 MA
FIVE GEN DIS

1.0 Existing status

- 1.1 the original house has been extended under planning permission ref **W/14/0473** and approval of conditions ref **W/15/1102**
This included external works such as walls and hard landscaping areas
- 1.2 the line of the rear garden wall was taken aligning with the new extension leaving an approximately 3m stretch of side garden which was not useable
- 1.3 the front hard landscaping at the front door was approved as tarmac (see original drawing 04)
- 1.4 it was shown having 3 parking spaces at the rear of the site
- 1.5 one of the Planning permission conditions states
 - . no building or **enclosure** shall be provided within the curtilage of the dwellinghouse the subject of this permission; no extension or addition to that dwelling shall be erected or constructed and **no gate, fence, wall or other means of enclosure shall be erected**, constructed or improved or altered without the prior written approval of the local planning authority.
- 1.6 a new cross over was constructed at the front for new parking spaces

2.0 Proposal

- 2.1** to move the line of the side garden wall to the edge of the boundary with the footpath for the short extent of the rear garden up to the side gate and back to the garage wall
this would be a 2m wall for privacy
This has been done opposite at No 2 The Ridgeway
so it should not be a planning issue
- 2.2** to alter the material specified for the front hard landscaping from tarmac to block paving which we are sure will be to everyones approval.
- 2.3** to utilise the parking spaces at the front from the approved crossover plus the space at the back of the site.
- 2.5 remove Planning permission condition**
we wish to have the wording removed from the previous planning approval condition such that works to the means of enclosure, gates etc can be done under permitted development rights like anywhere else.

3.0 Summary.

- 3.1** there is no loss of parking spaces and in fact they are better located
- 3.2** there is no loss of amenity for any neighbours and in fact the rear garden will be more useable and private
the street scene will be as the neighbours opposite No 2 The Ridgeway
- 3.3** the block paving will be a better finish for the front area.
- 3.4** it creates a more appropriate size garden for the dwelling



EXISTING
CROSS
OVER
DROPPED
CURB.

2m



NEW LOCATION OF BOUNDARY WALL