Planning Statement

The current site is a domestic garden, with a conifer hedge along the boundary with the neighbour, and an area of decking adjacent to this. The footprint of the proposed conservatory will be over the current conifer hedge and decking.

Due to the sloping nature of the garden, the conservatory will have to be constructed on a brick and block plinth, as specified by Evans Windows.

The eastern side of the conservatory is proposed to have a solid brick and block wall, with the eastern roof windows being formed of obscured glass in order to provide privacy for both the applicant and neighbour.

Rain water from the conservatory will be directed into a rain water butt placed at the south eastern corner of the conservatory.

The current decking will be replaced with a new decking 1400mm wide and 3900mm long, partially over the original area and extended across the current pathway, with the access steps and path being realigned directly adjacent to the new decking.

Biodiversity

The current site is a domestic garden, with a conifer hedge along the boundary with the neighbour, and an area of decking adjacent to this. The footprint of the proposed conservatory will be over the current conifer hedge and decking.

It is proposed to remove this conifer hedge completely in order to construct the conservatory along the boundary of the property. The current conifer hedge is approx. 5m long, 1m wide and 2.6m tall.

Within the garden area there are a number of other hedgerows; a mature beech hedge to the south and a mixed native hedgerow on the western boundary, which the applicant recently planted following the removal of a conifer hedge.

The current conifer hedge has been maintained by regular trimming, but is getting large and starting to impact on the neighbouring property, removing this hedgerow will remove this maintenance need.

The works to remove the conifer hedge will be carried in winter to avoid potentially disturbing any birds which may use the site for nesting and the nearby mature beech hedge will be retained in full to provide an alternative nesting site.