

Project Name: Replacement Gates, 28 Lakeside
Job Number: R188

No. R001
Revision A

Planning Statement

Replacement Gates – 28 Lakeside, Acaster Malbis, York, YO23 2TY

April 2022

Report Prepared by: James Elliott

On behalf of

Mr Parker.

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.1 Introduction

The applicant: Mr Parker has instructed the agent; HG2 Architects to submit a householder planning application for the replacement of existing 1 m high timber gates with new 1.8m high timber gates. They have been designed in a traditional, contextual, and sensitive style.

.2 Client Requirements

Mr Parker requires these works to be undertaken for the following reasons:

- 1) Their dog can jump over the existing gate onto the road, thereby resulting in potential health and safety issues.
- 2) The current gates do not provide adequate security. The applicant is very security conscious as they have some high-value cars parked on their driveway.
- 3) The current gates do not provide adequate privacy. The applicant works in the public eye and requires privacy when they are in their home life.

.3 Planning Background

The local authority has previously implied that a solid gate is inconsistent with the character of other gates in this area, however, this site is not located with 'article 2(3) land' .

In addition, the proposal as submitted represents a high-quality design solution, which utilises natural materials and respects the character of the area.

The proposed gate piers are in brickwork to match existing. The gates themselves are to be constructed in natural timber.

.4 Planning Policy

Paragraph 130 of the NPPF (2021) states the following:

“Planning policies and decisions should ensure that developments: are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”

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Policy GP1 of the York Local Plan states the following:

“Development proposals will be expected to : a) respect or enhance the local environment;
b) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials;

Neither local or national planning policy requires the gates to mimic those of the adjacent properties. Local policy simply requires designs to be ‘compatible’ with neighbouring buildings.

Planning Policy does not (and should not) require ‘mimicking’ or ‘copying’, which would clearly prevent varying design solutions, to suit the individual needs of applicants.

As stated above, National Planning Policy requires that planning policies should ‘not discourage appropriate innovation or change’.

.4 Conclusion

For the reasons stated above it is considered that the gates as proposed, should be approved.”