

**Proposed Retention of Railings and Addition of Obscure Glass
Panel Privacy Screens
38 Vale Road, Ramsgate
Design and Access Statement**

Introduction

This application is submitted following the refusal of planning permission for the erection of railings around the flat roof area of a two-storey rear extension to the application dwelling. That application was made retrospectively as the applicant was unaware that the erection of railings required planning permission.

The Existing Situation

The area enclosed by the 1100 high railings is a flat roof area approximately 2.5metres by 2.4metres. The roof area can be accessed from a half landing window, while the window ledge is only about 250mm above the flat roof height externally, internally it is approximately 700mm above the level of the half landing. The space is therefore not easily accessed from within the property and would not form a readily useable balcony area. The railings installed were to allow access to the roof space to enable it to be used for growing tomato plants. Notwithstanding it is appreciated that the space could be used as a balcony and that the impact on amenity has to be assessed based upon this possibility. The railing height of 1100mm is dictated by building regulations requirements.

The Previous Reason for Refusal

The previous application, ref 21/0817 was refused for one reason only, that it was possible to overlook adjacent gardens to the application property, particularly the first 5 metres of those gardens adjacent to the rear of the houses. There was no other reason for refusal as the railings were determined to have no detrimental impact upon the street scene. There were no objections to the application from neighbours, the application being refused based on the officer's view of the impact of the scheme.

Propose Amendments to Address Officer Concerns

To address the officer concerns it is proposed to retain the railings but provide protection of overlooking by locating obscure glass panels inside the railings to both side elevations. The panels would be affixed to the inside of the existing railing structure using small brackets, in this way the external appearance would be of the retained railings designed to complement the character of the property with the obscure glass panels set behind the railings so as not to draw attention to them.

Conclusion

This minor modification will provide privacy to neighbouring gardens without causing any significant loss of light, overcoming the reason for refusal, and allowing the applicant the ability to beneficially use the space for sustainable food production. It is trusted that this [proposal will be supported on that basis.

A handwritten signature in black ink, appearing to read "Doug Brown".

Doug Brown BA (Planning) , MA (Urban Design)