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ASSOCIATES

Retrospective grounds alteration and
erection of domestic out-buildings.



Mrs J Feltwell

Design & Access Statement

Revision: A
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Pond Farm
3 High Street
Mepal
CB6 2AW

Description of development: Retrospective grounds alterations and erection of domestic out-buildings.

Background information:

1. The applicant is seeking retrospective approval for:
 - Tiered sleeper wall running from north, to west, to south.
 - Patio area formation on raised ground areas.
 - Moving the original approval parking 1.8m high close board fence line, and moving the dividing boundary fence (1.8m high close board) between no.3 and the shared road surface.
 - Erection of glasshouse.
 - Erection of garden shed.
 - Formation of pond.
 - Formation of other works to the garden area only.

In relation to the setting of a dwellinghouse and Listed Building.

2. In addition to the above, this application is also proposing the following:
 - 3mx4m by 2.4m high metal frame pergola.
 - As-approved (18/00501/F) car port in a different position.

Design & Layout:

1. In relation to the 1.8m high timber close board east boundary fence to no.3. The height and style of this fence was approved under 18/00501/FUL, 21/00159/VAR and 21/00255/VAR. Both 2021 variation of condition applications have been implemented and are now extant approvals. 19/00725/FUL was approved for a different height and style of fence, this being 1.2m high in post and rail style. 19/00725/FUL has been implemented and is now an extant permission. Consequently, the site has extant permission for both style and heights of fences.

However, the as-built position has no approval, therefore, the material consideration in this application is in relation to its position of the fence within the site.

Regarding the fence positioning, there has been a clear shift and attempt to retain as much garden amenity to number 3 by moving the fence (from a diagonal position) to a curving motion following the shared access drive. The fence extends south into the garden by only 5.5m - instead of extending into the garden by 6.6m to meet the car port (11.8m total). The fence then continues south to provide a minimum of 5no car parking spaces for no.3, as appropriate to a 4-bedroom dwellinghouse. In addition, by not erecting the car port in the approved location, the principal view of the Listed Building (no.3) is protected and preserved.

2. The front garden area was designed by a Landscape designer, therefore, specific care has been taken in its formation and use of vegetation, in addition to sensitive selection of appropriate flora. The layout and use of materials provides a large open garden that has privacy from neighbours and enjoys the east-to-west sun.

Use: The proposal is for domestic use ancillary to the existing dwelling of no.3.

Amount and Scale: The proposal covers the entire front site, with the principal focus on the front garden. The proposed shed and glasshouse are of a sensible scale to their footprint and in-keeping with a domestic scale of use.

The site has extant permission for a 1.8m close board fence – as discussed already – therefore, the LPA have a documented history of approving the scale of boundary treatment.

Landscaping: Indicated on the accompanying plans is a series of planting areas, gravel areas, and a number of trees and vegetation to be formed. Please refer to accompanying drawings by landscape designer for specific identification of flora – please note not all flora has been installed.

In addition to planting, the proposal includes formation of a shallow pond located towards the south boundary (hedgerow), to promote ecological habitation, and provide water for the glasshouse.

Proposed patio material and finish shown in below image.



Access: To remain as existing as approved off the highway.

Parking: Modified new parking arrangements and increased number of parking arrangements. Original approval granted 4no parking spaces for the dwelling, the proposal introduces a minimum of 5no parking spaces, with the availability to increase this to 6no parking spaces. Re-location of as-approved car port.

Conclusion: Majority of the proposed development has been formed without consent from the LPA in the grounds of a Listed Building (refer to heritage statement), therefore, this is a retrospective application. However, the proposed development scale provides appropriate privacy to no.3 and other residential units adjacent. The scope of works is for a domestic property for domestic use. The proposal enhances ecological habitation on the site. The overall impression of the site is a well maintained and considered layout to promote the Listed Building as the dominant feature of the site.

Therefore, the proposed development is considered suitable.