



Our ref: 50128/SY/RD
PP ref: PP-12503789

Planning and Development
Basingstoke and Deane Borough Council
Civic Offices
London Road
Basingstoke
RG21 4AH

03 October 2023

Dear Sir / Madam,

APPLICATION FOR DEMOLITION OF EXISTING GATE PIERS; WIDENING OF ACCESS; ERECTION OF REPLACEMENT GATE AND PIERS
FURZELEA, BALL HILL, NEWBURY, RG20 0NQ

We act on behalf of Mr Stephen Buxcey and have been instructed to prepare and submit this application at the above address. The application comprises:

Application form;

Planning Statement (this letter); and

Application Plans:

- 50128-XX-P1-01 Site Location Plan
- 50128-XX-E1-02 Existing Site Plan
- 50128-XX-E3-01 Existing Layout and Elevations
- 50128-XX-P1-02 Proposed Site Plan
- 50128-XX-P3-01 Proposed Layout and Elevations

The application seeks to replace the existing metal-railed fence, and brick piers with timber alternatives. In addition, the application seeks to widen the existing opening from 2.40m width (between the brick piers) to 3.35m width with the addition of a pedestrian gate. A short stretch of the current frontage hedgerow (to the west side of the access) would be removed to facilitate this.

There is no clear character for such roadside features in the vicinity of the site, but those entrances that are gates are generally closed by timber gate structures. It is considered that this change would not adversely affect the character of the area.

The hardstanding in front of the dwelling is not included within the application, as "hard surfaces incidental to the enjoyment of a dwellinghouse" are Permitted Development under Class F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as

amended). This is provided that, if situated on land between a wall forming the principal elevation of the dwellinghouse and a highway and it would exceed 5 square metres, the hard surface is made of porous materials. In this instance, a porous gravel surface is proposed.

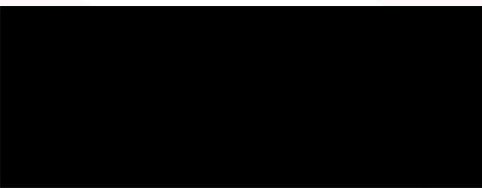
It should be also noted that recent permission 22/02263/TDC, issued 2 March 2023, refers to Proposed Site Plan drawing no. P1-02 Rev C as one of the approved drawings within the permission. While it is accepted that 22/02263/TDC relates to land to the west of this new application site, that approved plan shows 3 parking spaces on a gravel area.

Procedural Matters

Payment of the requisite application fee of £206, plus the Planning Portal service charge of £64, has been paid online by the applicant.

We trust this application can be validated without delay and look forward to receiving confirmation in due course. However, should you have any queries, please do contact me.

Yours sincerely,



STEPHEN YOUNG BSc
SENIOR PLANNER



cc Mr Buxcey