

DESIGN STATEMENT

PROPOSED DEVELOPMENT AT; HYFORD LODGE, FORDWATER LANE, CHICHESTER, PO19 6PT

New Boundary Fences and Gates

The owner has recently purchased Hyford Lodge and is carrying out refurbishment work to update the services and improve thermal performance.

The house is located on an exposed corner position where Fordwater Lane meets Fordwater Road, Summersdale.

The house's private amenity area is situated in the garden to the east of the house. At the boundary is a 1550mm high close boarded fence with a leylandii hedge planted behind. The hedge is now in a poor state and permits passers by to overlook this private amenity area.

The owner intends to replace the fence with a slightly higher fence, 1800mm high, remove the leylandii hedge and plant assorted shrubs and ornamental trees to give a less harsh and tired appearance. This will provide privacy and improved amenity to this area.

At present the house has no gate and no separation between the south garden and the east garden enabling unimpeded access from the public footpath via the drive to the entire property.

To improve security a 1800mm high close boarded fence is proposed along the south and east boundaries. New vehicular and pedestrian gates are proposed at the existing crossover point. The gates would be set between brick piers.

To improve the overall appearance of the house setting, new ornamental trees and shrubs will be planted along the south boundary behind the new fence.

The house is at a higher level than Fordwater Lane which will reduce the screening of the house in the streetscape.

This is a common problem for corner plots and there are many examples in the immediate vicinity where full height fencing and hedging run along both corner street boundaries.

We trust the Council will support this application.