

DESIGN AND ACCESS STATEMENT

for

THE PROPOSED BOUNDARY FENCE AND RE-
ARRANGEMENT OF FENCE LINE TO REAR
GARDEN

2 Southerton Way
Shenley
WD7 9LJ

Undertaken on behalf of Mr and Mrs Itzcovitz

Deborah Shaw MCIAT MA
Chartered Architectural Technologist
The Genius Loci
31 Devonshire Road
London
SW19 2EJ

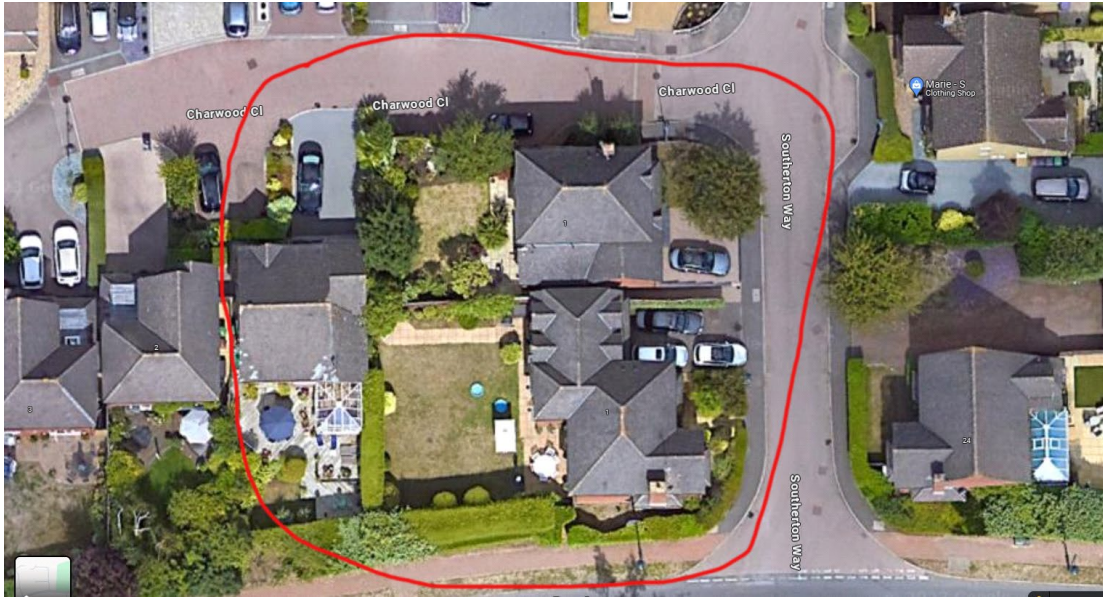
Tel: 07960 757893
email: enquiries@thegeniusloci.co.uk
Date: 31st December 2023



1. This is a Design and Access statement in support of the Planning Application for THE INSTALLATION AND RE-ARRANGEMENT OF A REAR GARDEN FENCE.

2. This statement provides details of the design approach taken.

3. The application site is within the Green Belt and is at the corner with Charwood Close to the North, Porters Park Drive to the South and Greenwood Gardens and Emmett Close to the West. In this particular junction there are only three properties which are all detached as outlined in red below.



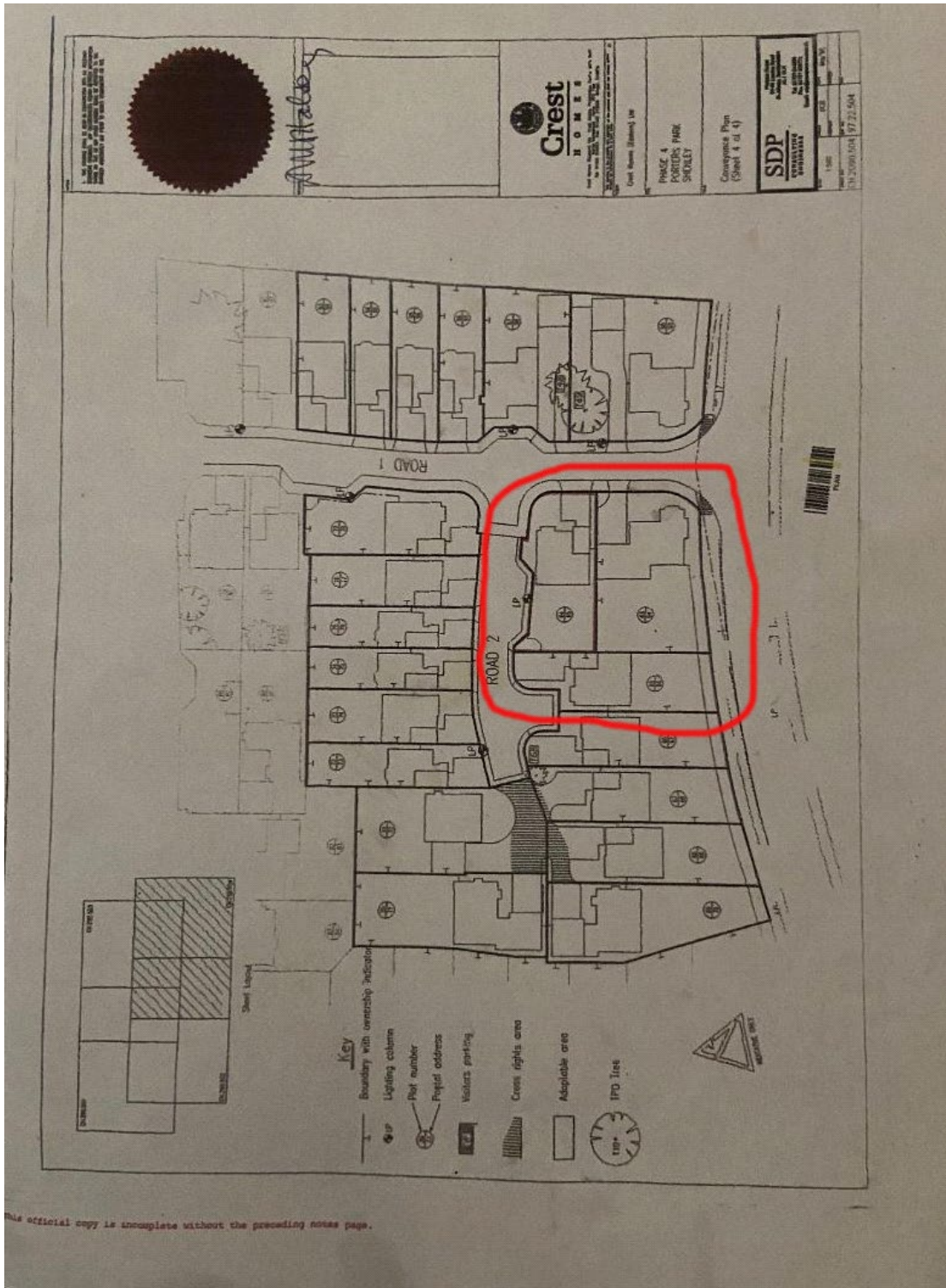
4. The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and trunk roads, motorways. The design to the front of the site allows a wider area to the site for maintenance, secured by timber gates.

5. The frontage of the house is on a well-planned and lit, easily accessible modern residential street. Access to the rear of the house is via a private side path which leads to the rear of the property.

6. Mr and Mrs Itzcovitz purchased the property from previous owners who had originally applied for planning permission. This was granted in 2005; see TP/2004/1520. Hitherto, ownership has already been established but the planning permission has since expired.

7. This request is to now relocate the existing fence by enclosing the section of amenity space which is in the ownership of the applicant but is not currently within the curtilage of the property. The appearance shall be 1.8m high and match the existing fence with stained timber boarding and secured into concrete posts and kick board.

8. Crest Homes were the developers of the site, please see area outlined in red.



9. Please see accompanying drawings 653/01, 653/02 and 653/03. The proposal will retain the character of the land and also retain the existing trees and bushes of the residence. Due to the location of the proposal, its design has been tailored not to have an adverse visual impact on the street scene and will not result in any adverse visual impact on the character of the house.

10. The site is level from the edge of the highway to the property.

11. The additional land to be incorporated into the curtilage of 2 Southerton Way is well suited to the site and is a positive and appropriate use for this property.

12. The site is located within a residential area and the majority of the properties adjoining the highway have timber fencing with vegetation cover. The fencing is to match the existing fencing with trellis. This provides an effective secure boundary whilst maintaining the amenity of the area.

13. This area is to be maintained by the applicant and thus, reducing costs to the Local Authority.