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74 WIGTON LANE – PLANNING STATEMENT

Project Address: 74 Wigton Lane Alwoodley Leeds LS17 8SJ

This statement accompanies the drawing produced by Studio J Architects, reference 524-027. In response to the notice from Leeds Planning Services, Case Number: 24/00004/UHD3. About the erection of a garden structure to the rear of the newly constructed residential property, planning reference 20/05270/FU.

The structure that has been built has 2 functions. The primary function is to give privacy between the occupants of the property and their neighbours at No 72 Wigton Lane. Without a high solid structure there would be clear visibility into the living space of No 74 from the garden of No 72. This overlooking would be reciprocated more so from the approved patio at No 74 into the garden and house of No 72. With the wall in place all overlooking concerns are removed.

The second use of the structure is that of a BBQ. Like most families, the occupants enjoy an occasional BBQ during the summer months. Building the BBQ into the wall with a chimney will ensure that any smoke created will be pulled upwards swiftly. Without the wall and chimney the smoke could blow into the garden and windows of No 72 at ground level, causing a nuisance.

The constructed wall is over 2.5m away from the boundary with No 72. With a 2m high boundary fence blocking views there would be no dominance from the structure as built.

It is also worth noting that, the structure built is comparable in height to what is seen acceptable under permitted development on similar properties. Which, by their nature of being permitted development, are not seen as being over dominant.

Please see photos below of the structure, as built.



