

PLANNING, DESIGN AND ACCESS STATEMENT

71 BUCKNALLS LANE, GARSTON, WD25 9NE

INTRODUCTION

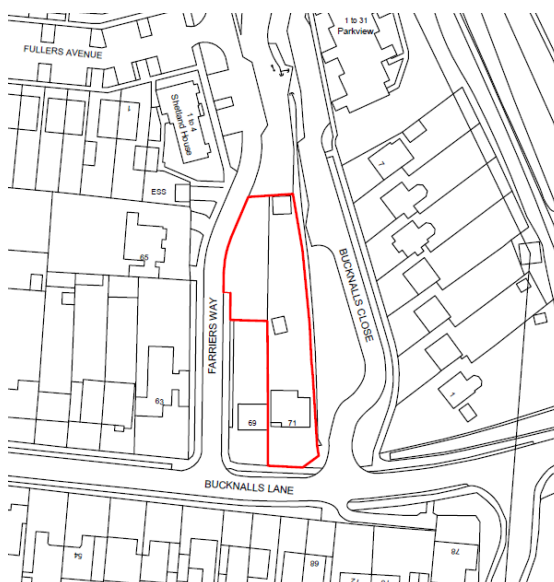
This Planning, Design and Access Statement has been prepared in support of a detailed planning application for a curtilage extension, two vehicle crossovers, hardstanding, a boundary wall, fence and gates, and a garage at 71 Bucknalls Lane, Garston. The application is retrospective.

It follows a previous application for the curtilage extension and vehicle crossovers approved on 26 May 2021 (ref. 21/0724/FUL).

The purpose of this Statement is to review the prevailing planning policies and other material considerations that are relevant to the determination of the application and to present a case for granting permission.

SITE / SURROUNDINGS

The application site is located on the northern side of Bucknalls Lane and eastern side of Farriers Way, Garston.



Site outlined in red

The site comprises a detached two storey property and associated residential garden. The part of the site subject to this application was formerly associated with the residential development to the rear of the site. The land was left over when the new dwellings in Farriers Way, Fullers

Avenue, and Anvil Avenue were developed between 2018 and 2019 (ref. 16/2076/OUT & 17/2549/AOD). The land was purchased from the developer in June 2020 to increase the size of the garden at 71 Bucknalls Lane. Please see aerial photograph of the land below before the curtilage extension.



Aerial photograph from 2020 (curtilage extension outlined in red);

Source – Google Earth Pro

As shown above, before the land was purchased from the developer, it was surrounded by a close boarded fence, similar to the wall, gates and fence now.

The surrounding area is residential comprising a mix of detached and semi-detached housing.

PROPOSAL

Retrospective planning permission is sought for a curtilage extension, two vehicle crossovers, hardstanding, a boundary wall, fence and gates, and a garage.



Boundary wall and gates



Boundary fence



Garage



Hardstanding

The boundary wall and fence measure between 1.7 metres and 1.9 metres (due to the changes in ground levels) and are set back between 2 and 3 metres from the road (approximately). Please note, the ownership includes all the land up to the highway, but the wall and fence have been set back to follow the boundary line of 69 Bucknalls Lane.

There are two vehicle crossovers and two pairs of gates providing access to the hardstanding. There is also pedestrian gate.

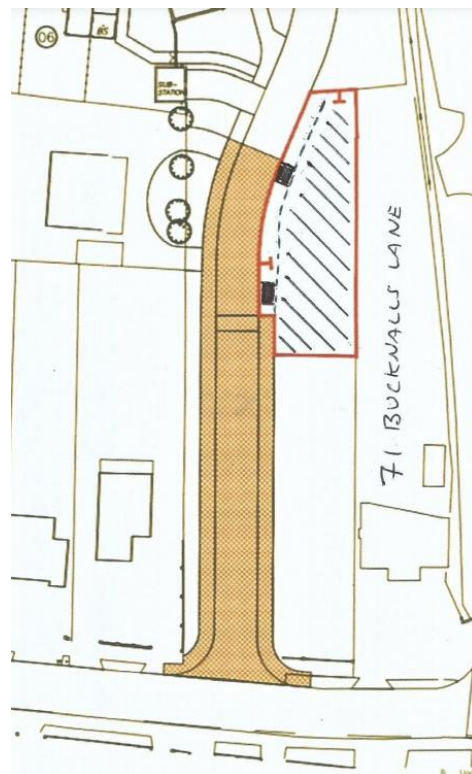
The hardstanding covers an area of approximately 340 square metres and is semi-permeable.

The garage measures 5.4 metres in width and 5.4 metres in depth (internally), and a maximum of 3.4 metres in height (to the ridge).

RELEVANT PLANNING HISTORY

Application 21/0724/FUL

On 26 May 2021 planning permission was granted to change the use of the land outlined in red on the plan below to residential garden and the addition of hardstanding (two vehicle crossovers).



Extract from block plan submitted with application 21/0724/FUL

The proposed application seeks retrospective permission for the same curtilage extension, as well as hardstanding, a boundary wall, fence and gates, and a garage.

Planning permission 21/0724/FUL was subject to four conditions. Conditions 3 and 4 stated:

- 3 Prior to first use of the site as part of the residential curtilage to No.71 a scheme of soft landscaping for the area of land sited between the residential curtilage, hereby permitted and the highway, shall be submitted to and approved in writing by the Local Planning Authority.

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following first occupation of any part of the buildings or completion of the development, whichever is sooner.

If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (ie November to March inclusive).

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- 4 Prior to first use of the site as part of the residential curtilage to No.71, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas sited outside of the residential curtilage, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: To ensure that the approved landscaping is satisfactorily maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Conditions 3 and 4 from planning permission 21/0724/FUL

Condition 3 required a scheme of soft landscaping to be submitted and approved by the Council prior to the first use of the site as residential curtilage. Similarly, Condition 4 required the submission of a landscape management plan.

Neither of these conditions have been discharged. Please note, when the land was purchased, the previous owner (developer of Farriers Way) included a condition for a wall and fence to be built around it in the same materials (brick) as the houses in Farriers Way. After permission was granted for the curtilage extension, the previous owner applied pressure to not carry out the works. This time also coincided with the COVID-19 pandemic.

Unaware that Conditions 3 and 4 of planning permission 21/0724/FUL needed to be discharged, the wall, fence, and garage were constructed on the grounds they were considered to be permitted development, and therefore did not require planning permission.

The Council has since advised these works require planning permission and Conditions 3 and 4 of planning permission 21/0724/FUL need to be discharged. The proposed application deals with all these matters. When retrospective permission is granted for the curtilage extension and other works, it will supersede the previous planning permission 21/0724/FUL. Consequently, it will not be necessary to discharge previous Conditions 3 and 4.

PLANNING POLICY

The starting point for assessing development proposals is always the Development Plan. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *“if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”*. The Development Plan for this proposal consists of the Three Rivers Core Strategy (2011) and the Development Management Policies Local Development Document (2013).

The policies considered relevant to this proposal are:

Core Strategy (2011)

Policy CP10 Transport and Travel

Policy CP12 Design of Development

Development Management Policies Local Development Document (2013)

Policy DM1 Residential Design and Layout

Policy DM6 Biodiversity, Trees, Woodland and Landscaping

Other Materials Considerations

National Planning Policy Framework (2024)

PLANNING ASSESSMENT

Principle

The change of use of the land to residential curtilage has already been agreed under planning application 21/0724/FUL.

The hardstanding, boundary wall, fence and gates, and garage, are householder works, supported by local planning policies provided their design, appearance, and impact on neighbours and highway safety is acceptable. The development complies with all these considerations.

In view of the above, the principle of development in this case is acceptable.

DESIGN AND CHARACTER

Local policies CP12 and DM1 require new development to achieve a high standard of design.

The curtilage extension has preserved the character and amenity of the area. It is noted that the land was previously surrounded by a close boarded fence before it was purchased in June 2020.

The boundary wall, gates and fence are constructed to a very high standard and therefore comply with the design policies above. The wall is constructed of bricks which match the new dwellings to the rear of the site in Farriers Way, and the gates are painted the same colour as the openings in this development.



Photographs of the boundary wall, gates, and fence

They are set back from the road and pavement in line with the boundary fence at 69 Bucknalls Lane, with soft landscaping (grass) in front. The grass helps soften the appearance of the development and enhances the visual amenity of the street in accordance with Policy DM6. The grass is cut and maintained regularly.

The boundary wall, gates and fence therefore respect the character and appearance of development in the area and achieve a high standard of design.

The vehicle crossovers are constructed of the same materials as the pavement on Farriers Way and are very modest additions to the street scene.

The hardstanding within the site comprises pebbled areas and dark tarmacadam and is finished to a high standard. It is only visible from outside the site when the gates are open. Consequently, it has a very limited visual impact.

The garage is domestic in scale and is finished to a high standard with timber cladding. It is sited behind an existing outbuilding in the rear garden of 69 Bucknalls Lane.

As shown on the aerial photograph below, many of the properties on Bucknalls Lane have residential outbuildings of similar size and appearance.



Similar outbuildings in the area; circled in red

In view of the above, the development achieves a high standard of design in full accordance with local policies CP12 and DM1.

Neighbour Amenity

Policy CP12 (c) states new development should protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.

The curtilage extension and associated works have preserved the amenity of surrounding neighbours.

The garage is located behind an existing outbuilding in the rear garden of 69 Bucknalls Lane and therefore has no impact on the amenity of this property and garden.

The boundary fence, gates, and wall are set away from neighbouring properties and do not have overbearing impact.

Vehicle Access and Parking

Policy CP10 states development is required to demonstrate it provides a safe and adequate means of access.

Farriers Way is a private route and is not part of the public highway network. The Highway Authority were consulted on the previous application for the curtilage extension and vehicle crossovers approved in May 2021 (application 21/0724/FUL) and did not raise any concerns.

The crossovers have been constructed to a high standard and provide safe and convenient access to the hardstanding within the site. The boundary wall, fence and gates are set back from the road and therefore do not affect visibility or the safe and free flow of traffic along Farriers Way.

The hardstanding provides parking to the rear of the dwelling, and there is also parking to the front of the property (accessed from Bucknalls Lane).

CONCLUSION

Retrospective permission is sought for a curtilage extension, two vehicle crossovers, hardstanding, a boundary wall, fence and gates, and a garage at 71 Bucknalls Lane, Garston.

The development has a high quality appearance and assimilates well with scale and character of existing development in the area.

The amenity of neighbours has not been affected.

The development is not prejudicial to highway safety and the car parking arrangements are acceptable.

The development is therefore sustainable and should be approved.