

# DESIGN & ACCESS STATEMENT

IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION

FOR

Provision of new close-boarded boundary fence,  
laurel hedge, brick piers and timber gates  
following removal of existing picket fence  
and five bar timber gates.

AT

THE WARREN, CARBONE HILL, NORTHAW ENG 4PL

## 1.0 CONTEXT

- 1.1 The Warren is a large detached dwelling on the south-eastern side of Carbone Hill, set back approximately 20m from the edge of the carriageway behind a well established dense tree screen.
- 1.2 The existing site frontage comprises a 1.0m high timber picket fence in need of repair/replacement, backed by mature trees and shrubs, containing timber 5 bar entrance gates linked to an in and out 'U' shaped gravel driveway in front of the property.
- 1.3 A triple garage is located to the north-east, again screened from the roadside by mature tree and shrub planting, with a parking and turning area between the house and garage.
- 1.4 The wider area and street scene are semi-rural in character, comprising generous detached, individually designed dwellings in spacious plots forming a ribbon development along both sides of Carbone Hill.
- 1.5 Front boundaries in the surrounding area along Carbone Hill vary in scale and character, incorporating a range of materials including picket fencing, close-boarded fencing, brick piers and boundary walls, timber and metal entrance gates the majority of which are combined with hedge/shrub planting contributing to the semi-rural character and setting.
- 1.6 The application site is within the Green Belt wherein local and national policies seek to prevent urban sprawl by retaining openness and the front boundary treatments to the residential curtilages make a valuable contribution towards maintaining openness.

## 2.0 DESIGN

- 2.1 Our Householder planning application seeks approval for replacement of the dilapidated picket fencing and entrance gates with a new 1.5m high close-boarded fence and hedge together with provision of facing brick piers, facing brick walls and timber gates to the entrances.
- 2.2 All of these materials can be found in close proximity to the property and would not, therefore, be detrimental to the setting or character of the area.
- 2.3 Photographs demonstrating the general character of this semi-rural setting are provided at Appendix 1.

## 3.0 LANDSCAPING

- 3.1 Mature tree and shrub planting behind the existing front boundary fence will be maintained, with a new laurel hedge provided in front of the proposed close-boarded fence to soften its appearance and to preserve the character of the area.

## 4.0 ACCESS

- 4.1 Existing entrances and dropped kerbs are to be retained together with the Tegula sett driveways up to the edge of the main carriageway and no other alterations to the layout of the entrances are proposed.
- 4.2 Vision splays in both directions are appropriate to the 30mph controlled speed restriction along this section of Carbone Hill and are not affected by the proposed alterations.

# APPENDIX I

THE WARREN, CARBONE HILL



Existing north-west entrance to The Warren



Existing north-east entrance to The Warren

THE WARREN, CARBONE HILL



Existing front boundary fence and tree screen to The Warren



Recently repaired front boundary fence to The Warren

THE WARREN, CARBONE HILL



Brick front boundary wall and planting to Highwood, Carbone Hill



Brick entrance piers, metal gates and 2.0m high close-boarded fence to 1 Carbone Hill