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PLANNING STATEMENT

DATE: 03/04/2024

CLIENT: Mr & Mrs Doyle

PROPERTY: 27 Newhall Road, Prescott.

PROPOSAL: Revised boundary wall position to rear garden.

OBJECTIVE: To include a portion of the unused side garden to the rear garden whilst creating an access directly to the side garden from the rear garden for garden maintenance.

The entire site has been developed to maintain an 'open site' which by virtue of the explanation provides for open front gardens to back of pavement and open side gardens where applicable on the entire development. The existing side garden is a little shy of 5m from garden wall to back of pavement and lies in such a position that it exceeds the 'building line' as determined by no. 25 in excess of 800mm. The actual boundary of the property benefits from a fairly mature line of Laurels which were planted by the Developer as part of the associated planting scheme.

The property lies on an obtuse sweeping bend in the road which benefits from localised street lighting and traffic calming measures to control the speed along the road.

Our proposals are to reduce the side garden to a little over 1800mm whilst maintaining the Laurel hedgerow. It is our intention to rebuild the wall in a similar brick (Ibstock Western Red with a red pressed brick over-sailing course). We also intend to provide a lockable gated access to the side garden from the rear garden in order to allow maintenance of the said garden without the need to use the public footpath and the driveway of number 25 for access, assuming we have their permission to do so. With the introduction of additional Laurels to lessen the impact of the relocated wall. We also propose to have the kitchen window as a design element visible from the walled rear garden, which will be located approximately 2500mm from the midpoint of the window. We are certain that the walled enclosure of the window will not cause any loss of light to the kitchen and any argument that could be put forward would be significantly outweighed by the benefits of the larger rear garden and the easier access for maintenance of the side garden without the need to pass over the neighbouring properties driveway. We would also like to point out that the kitchen window is not the only source of natural light to the kitchen area.

The main constraint set on the design & positioning of the proposed wall was to maintain the appeal of the road to a high standard whilst maintaining the existing design features.

We are convinced that the '*openness*' of the development will not be effected by the reduction of the side garden and feel that our proposals have already been replicated by the developer elsewhere on the site.

Therefore, the precedent has already been set for;

- Over stepping the building line.
- Provision of a smaller side garden.

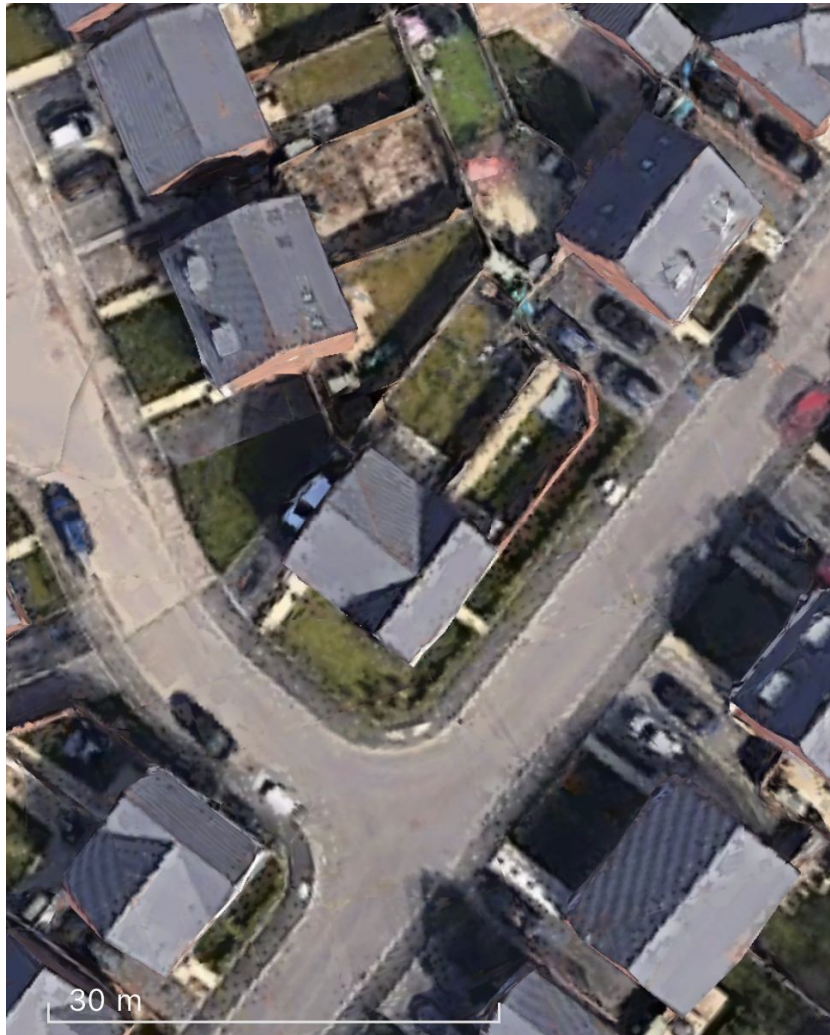
See below snapshots of properties taken by google earth which indicate the above practice.

Property 1 along Stratford Drive



It is clear to see that not only does the boundary wall over step the building line but the dwelling does too. The entire side garden is of a similar size to that of our proposed side garden also. We are also of the opinion that over stepping of the 'building line' in this instance is far more critical than in the location of No. 27 due to the nature of the 90 degree junction.

Property 2 along Stratford Drive



Again we see another property with a similar sized side garden to that of our proposals at no. 27. The property also looks to marginally over step the 'building line'.

CONSULTATION

- We have consulted neighbouring properties who inform us that they have no objections to our proposal.
- Highways have been contacted previously during a 'pre app' process and also have no objections to our proposal.
- Knowsley Borough Planning Department have suggested that they have no objections to the relocation of the boundary wall. However, it was suggested that the kitchen window should remain unenclosed by the garden wall. The reasons for this were due to a potential loss of light to the kitchen and not for the benefit of the 'street scene'. We feel we have taken into consideration that the repositioning of the wall with the retention of the Laurel Hedge will not lead to a loss of light.

Taking the above into consideration we respectfully request that our application gains the support of the Local Authority and is approved in its current form.