

Planning, Design and Access Statement (05/08/26)

1. This application relates to the retention of alterations and an extension to the domestic garage/outbuilding at No. 78 Westwood Road, together with the retention of an approximately 2-metre-high new close-boarded timber boundary fence adjoining the road.
2. The land falls steeply, and the submitted drawings therefore provide the appropriate context for assessing its apparent height and relationship with surrounding levels.
3. The former garage had a footprint of approximately 35 sq m, with an eaves height of about 2.6 metres and a ridge height of about 3.3 metres. The present outbuilding, excluding an approximately 4 sq m lean-to which will be demolished, has a footprint of about 60 sq m. Its average eaves and ridge heights remain approximately 2.7 metres and 3.4 metres respectively.
4. The ownership plot extends to approximately 282 sq m. The dwelling has a footprint of about 90 sq m, leaving approximately 192 sq m of curtilage. The retained 60 sqm outbuilding therefore occupies only about 31% of the curtilage excluding the dwelling and does not breach the 50% ground-coverage limitation applicable to domestic outbuildings. We are submitting this planning application because of the steep fall of the land means the useable amenity space is limited.
5. Nevertheless, the outbuilding is used solely for purposes incidental to the enjoyment of the dwellinghouse. It used as a small (non-commercial) home workshop and for the storage of tools and domestic bric-a-brac. It is not used as a separate dwelling, business premises or independent planning unit.
6. The close-boarded timber fence is approximately 2 metres high on average and is situated on land confirmed to be within the applicant's ownership and set well back from visibility splays. It provides privacy, security and screening. As it adjoins the highway and exceeds the normal 1-metre permitted-development limit, express planning permission is sought.
7. The garage alterations may or may not, in isolation, have required planning permission. Full details of both the outbuilding and fence are submitted through this application so that the development can be considered openly, comprehensively and conclusively on its planning merits.

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Director