

PLANNING STATEMENT

Proposed Amendments to Approved Development

1. Introduction

This Planning Statement has been prepared in support of the proposed amendments to the approved development. The amendments relate principally to the front boundary treatment and the arrangement of the front entrance on the south elevation.

The proposals seek to retain elements that have already been established during the construction of the property, while ensuring that the finished development provides a cohesive appearance and is appropriate to the character of the surrounding area.

2. No. 1 – Front Boundary Treatment

A 6ft brick wall to the front boundary was originally granted planning permission in 2021. During construction, 6ft featherboard timber fencing was installed to provide security and enclosure to the site.

It is now proposed to retain this fencing as the permanent front boundary rather than replace it with the approved brick wall.

The featherboard fencing is consistent with the character of the immediate surroundings, where similar timber fencing is present at neighbouring properties, properties opposite and elsewhere within the village. It also matches the existing featherboard fencing along the side boundary, providing a consistent treatment around the property.

The use of timber complements the overall design and natural material palette of the property. The principal external design of the building does not incorporate brickwork, and the timber boundary therefore provides a more cohesive relationship with the building and its materials.

The Laurel hedge has also been reinstated along the boundary, replacing the original briar/bramble hedge in accordance with the original planning requirements. The hedge provides additional soft landscaping, softens the appearance of the fencing when viewed from the highway and helps integrate the boundary with the surrounding village setting.

A low sleeper retaining boundary, approximately 1.5ft in height, is proposed approximately 2ft back from the edge of the road. This will retain the ground within the property and prevent further ground from spilling onto the highway. The setback is particularly relevant as there is no kerb along this section of the highway. The sleeper boundary will provide a practical means of retaining the ground while maintaining a clear separation between the property and the road.

3. No. 4 – South Elevation / Front Entrance

The approved arrangement shows the front door positioned towards the left-hand side of the front elevation, surrounded by full-height glazing and incorporating a wooden louvered screen.

The proposed amendment is to reposition the front door centrally within the elevation, with tinted glass panels of the same height positioned either side of the entrance.

The revised arrangement provides a more balanced and cohesive appearance to the elevation while retaining the contemporary architectural character of the approved development.

A large angular window is also proposed above the entrance. The window follows the angle of the roofline, allowing the glazing to respond to the form of the building while providing additional natural light to the entrance area.

The cladding surrounding the entrance and glazing will remain consistent with the materials and appearance shown on the approved plans. The proposed amendment therefore retains the overall architectural character and natural material palette of the approved scheme.

4. Design and Visual Considerations

The proposed amendments are considered to maintain the overall design principles of the approved development. The revised boundary treatment uses materials that are already established on the site and within the surrounding area, while the revised entrance arrangement provides a coherent and balanced addition to the south elevation.

The reinstated Laurel hedge provides further screening and soft landscaping to the frontage, helping the development sit comfortably within its surroundings.

5. Conclusion

The proposed amendments represent relatively mild changes to the approved development. The retention of the featherboard fencing reflects the fencing already installed for site security during construction and provides a boundary treatment that is consistent with both the immediate surroundings and the natural material palette of the property.

The reinstated Laurel hedge maintains the original planning requirement for soft landscaping, while the proposed sleeper retaining boundary provides a practical solution for retaining the ground and preventing encroachment onto the highway.

The revised front entrance and angular glazing maintain the contemporary character of the approved design while providing a more balanced and cohesive south elevation.

Overall, the proposed amendments retain the essential character and design principles of the approved scheme while providing a practical, visually coherent and appropriate finished development.