

PLANNING STATEMENT – Front Drive Wall

Rose Cottage, College Road, Haywards Heath, RH16 1QP

The property was granted planning permission for a single storey extension to the side and front of the existing house under application DM/22/3324, as seen in Figure 2 below. Figure 1 shows the front drive had a post & rail timber fence with planting connecting to the neighbouring hedge and a low-level retaining wall behind.



Figure 1 - View of property showing previously existing post & rail fence with planting behind



Figure 2 – View of property with approved single storey extension under DM/22/3324

This application proposes to replace the post & rail fence, planting and low-level retaining wall (which were removed for added access during construction works), with a low-level brick wall and brick piers & coping stones at either end, with a black metal rail along the top half of the proposed front drive wall. A Cornus hedge will be planted behind the proposed wall and railing to provide some screening to the front drive from the road, whilst maintaining a softer appearance and similar characteristics as neighbouring properties. Proposed brickwork and bonding would match brickwork on the extension for consistency.

As seen on submitted proposed drawings, the height of the metal railing will match the overall height of the previously existing post & rail fence. Figure 1 and submitted drawings show how the land along this part of College Road slopes up to the houses from the road / pavement, therefore the proposed wall would not detract from the front elevation of Rose Cottage.



The adjacent images show local examples of front garden walls in Lindfield and Haywards Heath which also have low level brick walls, brick piers and top-level black metal railing with hedging behind to provide screening. Therefore the style and characteristics of the proposed wall can already be found locally.

We trust this information will help secure a favourable recommendation and if there are any queries, please do not hesitate to contact the office.