

Planning Statement

Amendment of the northern site boundary approved under planning permission DM/23/2360, comprising the removal of the existing boundary wall and the installation of a new boundary treatment, together with all associated works.

Introduction

This Planning Statement has been prepared in support of a full planning application for the replacement of the existing northern boundary wall with 1.5 metre high powder-coated steel hoop-top railings and the amendment of the application site boundary.

The application has been submitted following discussions with the Local Planning Authority, which identified that the proposed amendment to the application boundary falls outside the scope of a non-material amendment and is therefore more appropriately considered through a full planning application.

The Site

The proposed works relate solely to the boundary treatment and the amendment of the red line application boundary. No changes are proposed to the approved use of the site or the wider development.

The Proposal

The proposal comprises:

- Amendment of the application site boundary (red line).
- Removal of the existing northern boundary wall where required.
- Installation of 1.5 metre high powder-coated steel hoop-top railings along the northern boundary adjoining Copthorne Bank.
- Associated minor works necessary to facilitate the installation of the new boundary treatment.

The proposed railings have been selected to provide a robust and attractive boundary treatment that complements the surrounding area while maintaining an open appearance.

Planning Considerations

Principle of Development

The proposal represents a minor amendment to the approved development and does not alter the approved land use, development quantum or operational characteristics of the site.

The application principally seeks approval for an amended site boundary together with an improved boundary treatment.

Design and Appearance

The proposed hoop-top railings provide a high-quality, durable boundary treatment appropriate to the character of the surrounding area.

Unlike a solid wall, the open design reduces visual enclosure, improves passive surveillance and creates a more attractive frontage to Copthorne Bank.

The proposed height of 1.5 metres provides an appropriate balance between security and visual amenity.

Impact on the Character of the Area

The proposal is modest in scale and is not considered to have any adverse impact upon the character or appearance of the surrounding streetscape.

The replacement boundary treatment will provide a neat and consistent appearance that integrates well with neighbouring development.

Residential Amenity

Given the limited scale of the proposal and the replacement of one form of boundary treatment with another, there will be no unacceptable impact upon the amenity of neighbouring occupiers through overlooking, overshadowing or loss of privacy.

Highway Safety

The proposed railings maintain an open form of enclosure which preserves visibility along the site frontage and does not adversely affect highway or pedestrian safety.

Planning Policy

The proposal accords with the relevant policies of the Development Plan which seek to achieve high-quality design, protect visual amenity and ensure that development responds positively to its surroundings.

The proposal is proportionate, well designed and does not result in any material planning harm.

Conclusion

The application seeks consent for an amended application boundary together with the replacement of the existing northern boundary wall with 1.5 metre high hoop-top railings adjacent to Copthorne Bank.

The proposal represents a minor and appropriate alteration to the approved scheme, resulting in an attractive and durable boundary treatment that preserves visual amenity and highway safety while maintaining the overall objectives of the approved development.

For these reasons, it is respectfully considered that the proposal accords with national and local planning policy, and planning permission is therefore requested.