

Planning Statement

Property: 6 Colwell Close **Proposal:** Relocation of boundary fencing, driveway expansion, reinstatement of retaining wall, and provision of step-free access.

1. Introduction

This statement is submitted in support of a planning application for landscaping and boundary alterations at 6 Colwell Close. The proposal seeks permission to relocate a section of the existing fence line, extend the driveway to re-establish a retaining wall, and provide essential step-free access to the dwelling.

2. Site Context and History

The property has previously undergone an extension to the side of the house under former ownership. Prior to this extension, the property benefited from a driveway featuring a retaining wall and a side gate that provided level, step-free access to the home.

However, the previous extension works resulted in the removal of this step-free access. The current configuration consists of an unsupported earth bank and a gate positioned at the bottom of the garden, which necessitates the use of steps to reach the rear of the house.

Before:



After extension:



3. The Proposal

3.1 Boundary Treatment and Fencing The applicant proposes to relocate a section of the timber fence by approximately 1.84 metres. The new fence line is designed to align with the side of the house and the existing fence alignment, creating a consistent boundary line along the property. The replacement fencing will be "Closed Panel Board Fencing" of the same design as the existing structure to ensure visual continuity.

3.2 Driveway and Landscaping To accommodate the fence realignment and address the currently unsupported bank, the driveway will be expanded. This expansion will utilize paving blocks that match the existing driveway material. Crucially, this work involves reinstating the retaining wall that was removed by previous owners, ensuring the stability of the ground.

3.3 Access A primary objective of this proposal is to restore accessibility. A new gate will be installed with a single access path leading across the lawn to join the pavement. This will re-establish step-free access to the house via the garden, which is currently absent.