Planning Application
Boundary Fence
98 College Road
M16 8BN

Design and Access Statement

The rear of the property is currently under-going works, which were the subject of an earlier Planning Consent, involving the erection of a single storey extension together with rendered walls enclosing a new raised patio. The rear garden, beyond the new patio and rendered walls, is enclosed on the north and east boundaries by a brick wall approximately 1.6m in height.

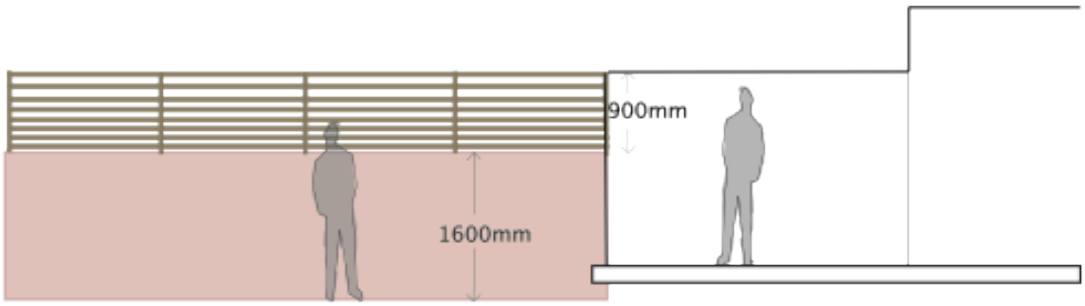
It is proposed that this wall be increased in height by the addition of larch timber slatted fencing fixed to the top of the wall. The reasons for the addition are two-fold:

1. We have twice during the past six months been burgled and the intruders accessed and exited from our property over the brick garden wall. The neighbours' property at 96 College Road has an exposed open rear and side garden on to both Dudley Road and College Road, making it relatively easy for intruders to enter the garden and then climb over the wall in to our garden. The addition of a 900mm high slatted fence on top of the brick wall would make it very difficult for intruders to climb over.
2. The floor to the new extension and patio will be at internal floor height, approximately 400mm above external ground height, so that when we step out of the extension on to the patio, we will be able to see clearly over the brick wall, particularly at the edge of the patio, and in to the neighbours' garden. Equally, anyone in the neighbours' garden will be able to see us standing on the patio. The addition of this fencing will provide a more suitable level of screening and privacy.

We have chosen a semi-open timber design, in order to strike an appropriate balance between raising the height of the boundary wall for security and privacy and yet allowing some light and vision through.
The design of the slats is such that the gaps between the slats widen towards the top of the fencing, providing greater privacy at the bottom and allowing more light and views through at the top.
We have chosen natural larch, which is a high quality hardwood timber which will silver with each and thus becoming part of the overall garden-scape with the tree trunks and branches.
We have also planted the borders of both boundaries with a variety of small trees and shrubs which will blend with the fencing over time.



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