

Planning Statement for Proposed Wall Extension at 42 Cocky Moore Road (taken from the dwg no. PL-001 P2)

Introduction:

We hereby submit this planning statement in support of the proposed wall extension surrounding a section of land outside the residential curtilage at 42 Cocky Moore Road. The proposed wall extension aims to enhance continuity, privacy, and security for the property while facilitating the cultivation of vegetables on the adjoining land. This statement outlines the rationale behind the proposal and its compliance with relevant planning policies, including greenbelt policies.

Rationale for the Proposed Wall Extension:

Continuity: The proposed wall extension serves to maintain visual continuity with the existing garden wall, ensuring a cohesive aesthetic appearance along the property's boundary. This continuity contributes to the overall character and appearance of the neighborhood.

Privacy: The extension of the garden wall enhances privacy for both the property and the adjoining land designated for vegetable cultivation. By providing a physical barrier, it mitigates the potential for intrusion and overlook from adjacent properties or public areas.

Security: The proposed wall extension offers increased security for the property by defining its boundary more clearly. This discourages unauthorized access and trespassing, thereby safeguarding the safety and possessions of the residents.

Vegetable Cultivation: The section of land outside the residential curtilage is intended for vegetable cultivation, which aligns with sustainable practices and promotes self-sufficiency. The proposed wall extension helps delineate and protect this area, allowing for the productive use of the land.

Compliance with Greenbelt Policy:

The proposed development adheres to greenbelt policies through the following considerations:

Land Use: The use of the land for vegetable cultivation supports greenbelt objectives by promoting agricultural activity within the designated area.

Visual Impact: The proposed wall extension maintains the visual integrity of the greenbelt area by blending harmoniously with the surrounding landscape and existing boundary treatments of adjoining properties.

Protection of Open Spaces: The wall extension does not result in the loss of open space but rather enhances the usability and productivity of the land while respecting the greenbelt designation.

Conclusion:

In conclusion, the proposed wall extension at 42 Cocky Moore Road is essential for maintaining continuity, privacy, and security for the property while facilitating vegetable cultivation on the adjoining land. The development aligns with greenbelt policies by promoting sustainable land use and minimizing visual impact. We respectfully request approval for the proposed development, which will contribute positively to the character and function of the area.