

"Land off Chaucer Ave,
Radcliffe,
Revised "Design + Access" Statement.

Introduction:-

This statement has been produced in order to accompany a planning application in order to explain and justify what is being applied for and to cover several key aspects, as summarised below.

① USE:- An area of land @ 0.037644 / 376m² surrounded by residential properties on all sides and originally was an area for a "garage-colony" i.e. detached pre-fab type garage structures for use by residents on Chaucer Ave, to store their cars. For the past 30+ years used as residential storage by owner occupants of No 4 Chaucer Ave, the adjacent dwelling and immediate family.

② Development:- To continue to use the land for residential storage by owners of land for several miscellaneous items as shown on DEG No 1 and listed/mentioned on the A4 INDEX etc.

③ LAYOUT:- Please refer to DEG No 1 for details of the layout of the several miscellaneous items, and layout - incidental to resident/recreational use and site photos ③, ④, ⑤ + ⑥ Enclosed. and Index of Items.

• The several miscellaneous items are sparsely arranged around the 37m² area of site as DRG No 1 and Sketches ③, ④, ⑤ & ⑥

④ SCALE :- The combined area of the 3x containers and wooden shed equate to 51m² = 14% of the gross site area with the several other residential/recreational items inc' caravans, speed boats/skips/trailers are all mobile and are manoeuvrable.

• None of the so called fixed items is containerised exceed 2.5m in height and combined with their area being way below the 50% of the site curtilage would be a domestic application be considered to be and qualify as 'Class E Permitted Development' for outbuildings etc.

⑤ Landscaping :- A relatively level site with a slight incline from the rear northern side down towards the front and the boundary to N° 4 Chaucer Ave., The site is enclosed on all its sides with a mixture of wooden/concrete fence posts/panels to a height between 1.65-1.8m,

• Containers ① & ② are located on a concrete based area as Per Drawing No 1 and all other miscellaneous items are located on a compacted ground with an access-
handstanding to the front area off the access with areas of soft landscaping ie grass to the outer periphery of the site which acts as a 'setback' for surface water ie rainwater...

⑥ Appearance:-

The site is visible from the rear of the properties on both Kilburn Rd N's 569-73 and N's 2, 3 & 4 Balchen Grove whose rear domestic gardens abut the northern and western boundaries respectively.

The gable ends of N's 4 & 5 Chaucer Ave are both parallel to the southern and eastern boundaries, with both having upper floor 1st floor landing windows on the side...

Please refer to site photos (1)-(6) inc and drawing N's 1 for an indication of the appearance to show the neatly arranged containers and shed and the more 'ad-hoc' mobile items like the caravan, trailer, boats, skip etc.

⑦ Access:- Both vehicular and pedestrian access is only available from a diagonal slip road in the top NW/Left hand corner of Chaucer Ave along an approx 10m length of road approx 3m wide between the gable ends of N's 4 & 5 Chaucer Ave.

At the head of the slip road are a pair of inwardly opening wrought iron security/accent gates as site photo (2). Approx 4m wide overall, to a height of max 2m. fixed between structural steel gate posts each side, to provide security to the site 24/7 etc and prevent the site being used as a dumping ground, vandalism, anti-social behaviour. etc....