

Design and Access Statement and Assessment in relation to the Greenbelt.

The principle of the proposal to add an entrance porch to the front elevation, to add a single storey extension to the side elevation and to provide an external amenity area of decking has been previously approved and should therefore still be considered appropriate. The changes to the original approved scheme are relatively minor in comparison. The rear roof dormer is normally classified as permitted development and should therefore be appropriate. The other changes to the scheme involve an increased area of decking, a triangular 3sqm section of which over sails the rear boundary by a maximum of 1.2m, and a change in the materials of the balustrade to the decking along the rear boundary with the park which has been constructed in timber boarding. The site is steeply sloping to the rear the house was originally 2 stories to the front and 3 stories to the rear. The usable garden area was small and considered insufficient for the owner's young family needs. The owners have two young children at the local school and work locally and immediate family live close by, they have an attachment to the locality and found that when their needs for accommodation changed it was difficult to find other housing that might meet their needs readily. The proposals therefore simply adapt the house and garden to their changing family needs and are reasonable and in line with similar young family homeowners' requirements.

At the time the works were constructed it was unclear exactly where the boundary to the rear lay as this was not marked by visible surface features. The original stone garden wall did not form the boundary, there are multiple steps of stone walling hidden below the steeply sloping embankment. The embankment to the rear is very steep at around 45degrees incline, it is hard to navigate across the embankment without the surface degrading and having to use hands and feet to stabilise yourself. It is not a practical space to use for amenity without creating a level surface for safe use. Prior to the installation of the decking the private amenity area was compromised and didn't suit the needs of a growing family.

The level decked area has been constructed in timber posts and beams with a cantilever to the rear boundary. The posts sit on pads of concrete which in turn sit on the stone wall base. Sections of the original stone wall can be seen under the deck. The owners have tended this embankment for over 11 years, paid for the removal of Japanese Knotweed and weeded and planted the area using professional paid gardeners. The embankment has a post and wire fence enclosing it and has been maintained by the applicants. They contribute to the upkeep of the park and pay for flowers to be planted, they contribute with helping to fund community events to the park, they provide access to electricity for park events and paid for Laurel Bushes. The embankment gives support to the house and plot and is quite integral to it in that respect. It is well planted with trees and the applicants intend this to remain. The only impact the deck has over and above the original approved application is that it cantilevers over the house boundary slightly so that the residential use (decked area) extends slightly onto the embankment which the applicants have maintained all this time.

The original boundary was proposed to be built using cantilevered glass, however this has been installed as a timber boarded fence to 1.1m in height above the deck. It had always been a desire for the applicant to have an open view as possible looking into the tree canopy of the embankment, as the build progressed costs spiralled due to inflation and increased materials and labour costs. Although it was a highly desirable item for them it was just no longer affordable to carry this out as originally intended. Due to the decking's height and the embankment, it was necessary to install a barrier to falling, unlike some aspects of building projects that can be delayed this element was essential and would have meant no part of the external amenity area could have been used if a

barrier had not been installed. The barrier/balustrade is built in timber and only 1.1m high it will weather and dull down to grey and blend with the embankment trees. The trees also obscure a large part of the deck viewed from the park. The timber fence is in keeping with the adjacent houses fence. In time this will be invisible to park users. The glass option is always a possible upgrade for the future but now it is unaffordable.

Fixing the boundary line without physical features was difficult. The title deeds of no 39 and the adjacent houses and land registry maps differed even showing the angles between houses to be vastly different, overlaying these wasn't possible as they didn't correlate. A topographical plan was considered but would have required access to several of the adjacent parcels of land to allow comparison of the plans at a wider scale, we understand this would not have been permissible from the adjacent owner. The only possible way therefore to establish exactly where the boundary is relative to adjacent parcels of land was to commission an aerial survey using an RTK enabled survey drone. This produced a highly accurate (+/- 10mm) Geotiff image tied into the OS grid.

Parking a car within the plot is still possible and a set of double gates is proposed to allow car access from the shared driveway. The ownership of the drive is unknown, and all residents contribute to its upkeep. During the works it was thought the access was restricted by the position of the adjacent homeowner's car space, however the space has crept forward into the shared drive from the original title deeds and when this is addressed the access works. The decked surface is to remain and reinforced with a under the parking area. The adopted Bye Road has unrestricted parking along its length providing alternative parking facilities for residents and visitors. If access to the shared road is ever blocked or houses have access to multiple cars roadside parking is possible

The applicants are very active in the local community, and we understand have the support of neighbours. The change in materials from glass to timber although regrettable in one respect is entirely suited to the context and still presents an openness which only the trees in front if it hinder.

CURRENT PHOTOS TAKEN FROM THE PARK



