

#2321
48 LYNDHURST WAY

DESIGN & ACCESS STATEMENT

Revision -



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Drawings shown not to scale
unless otherwise stated

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PROJECT SYNOPSIS

PROJECT BRIEF

This document seeks retrospective permission to erect a new timber fence around an area of open grass lawn and to change the use of the land from 'public open space' to 'C3 residential garden use'.



SITE ANALYSIS

SITE LOCATION

The site is located on the bend of Lyndhurst Way, a residential road in Istead Rise. In regards to site constraints, there are none listed on the Local Authority planning portal.

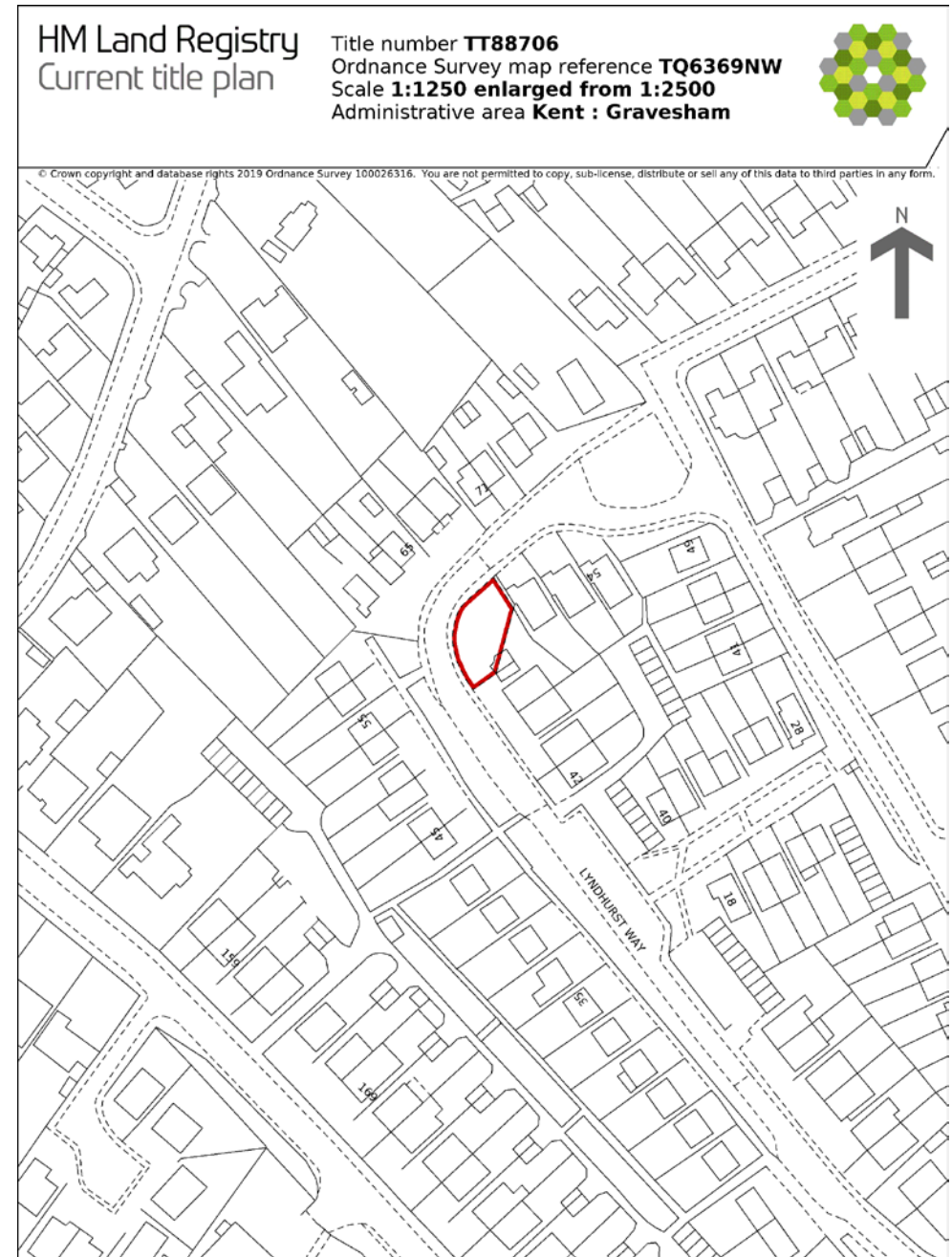
SITE CONTEXT

The site consists of a two-storey semi-detached property with a detached double garage set to one side, a large driveway between the house and the road, and an open area of grass lawn to the North.

The applicant moved into the property in 2017 and acquired the land in question in July 2019. Having lawfully acquired the land, the applicant erected the fence the same year (2019) to secure the site.

-- Site Boundary
01. HM Land Registry Title Plan for the land at the side of 48 Lyndhurst Way

N



PREVIOUS ARRANGEMENT

PREVIOUS SITE PLAN

Area of grass lawn.

Previous line of the timber fence

(GRASS LAWN)

-- Site Boundary
01. Previous Site Plan





I
N
A

PHOTOGRAPHS - PREVIOUS



B

PROPOSED ARRANGEMENT

PROPOSED SITE PLAN

New 1.8m high closeboard timber fence with concrete posts around the perimeter of the site.

A 1m easement has been left between the public footpath and the fence to improve visibility. The grass is maintained by the applicant.

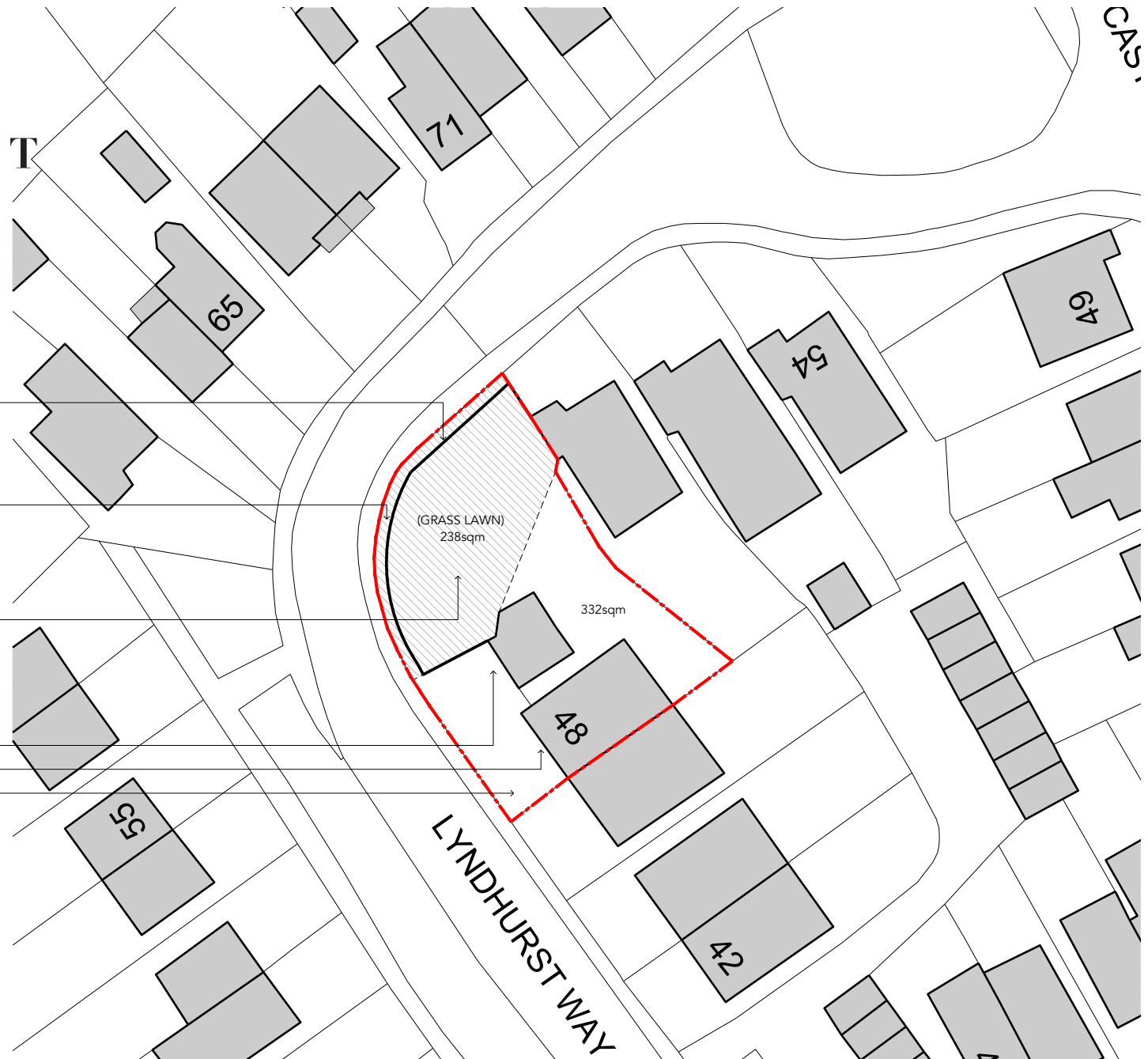
The diagonal hatch indicates the area of land relevant to the 'Change of Use'.

The existing Garage.
The existing House.
The Driveway.

DRAWING NOTE:

- The proposal involves no extensions and the footprint of all built structures remain the same.

-- Site Boundary
01. Proposed Site Plan





I
N A



PHOTOGRAPHS - PROPOSED



B



C

DESIGN PROPOSAL

This application seeks approval for the erection of a timber fence and a change of use to an area of grass lawn the applicant acquired in 2019.

The fence is 1.8m high in total and consists of 1.5m high closeboard timber panels with concrete posts and concrete gravel-boards (as shown in the accompanying photograph). This will provide valuable privacy and security to the property. To improve visibility, the fence has been set back 1m from the public pavement with a stretch of grass lawn in-between, maintained by the applicant. Due to the slope of the site, the fence panels are staggered.

The second part of this proposal regards an area of lawn that the applicant lawfully purchased in 2019, and the proposal to change the use from 'public open space' to 'C3 residential garden use'. Since the fence was erected, the land has remained grass lawn with no building work taking place.



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