

320200159P

Proposed Boundary Walling, Gate and Fencing Detail
Document to coincide with Drawing Number 001

For

Land Off Ribblesdale view Chatburn

Application Number 3/2019/0763

Condition Number 3

Condition 3 as stated in application 3/2019/0763

(All images for illustration purposes only)

Notwithstanding the submitted details, prior to occupation of any of the dwellings details of the proposed boundary walling, gates and fencing shall have been submitted to and approved by the local planning authority, and such details shall include a provision of 1.8m high trespass proof fencing adjacent to the boundary with Network Rail Land to prevent any unauthorised access. The development shall be carried out in strict accordance with the approved details.

Walling

The boundary to the North aligning Ribblesdale View will be erected out of two skins. A backing course of dense four inch concrete block with a natural sand stone course to the front to match with the frontage of the properties. The back edge of the walling facing inwards will be finished with a K-Rend render. The wall will then be capped with a sand stone capping. Where the wall falls into the visibility splay area the wall will be topped with a decorative cast iron railing to ensure full sight for motorists yet providing security for residents of Plot D. The wall will be a height of 1 metre above the centre line of the carriageway while in the visibility splay and increase to 2 metres once past Plot D to ensure privacy and security to the rear of Plot D's property. This is replacing the original 2.3 metre high wall.

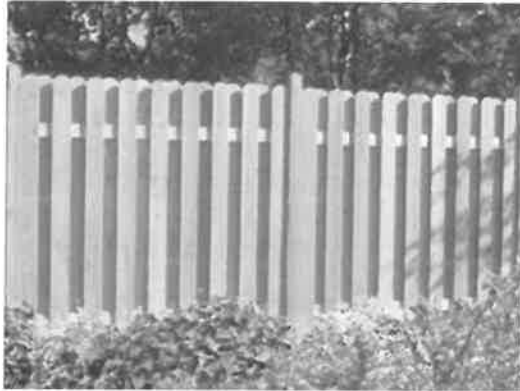


The Boundary to the East adjacent to Network Rail will have a wall constructed of dense four inch concrete block laid horizontally to a height of 1.2 metres to then be capped with a sand stone capping and rendered in a k-rend finish, with a further timber double sided vertical board fence on top to 600mm creating in total a 1800mm trespass proof fence.

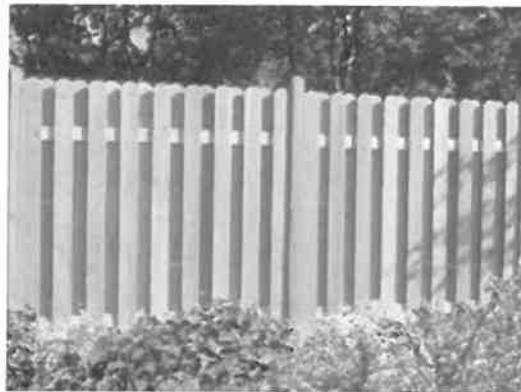


Fencing

The Western boundary will be defined by a double sided vertical board fence with timber posts to 1.8 metres high. This will allow complete privacy to neighbours and residents however is best placed for weather conditions to allow wind to pass through instead of closed boards. All timber will be tanned to ensure longevity of the fence.



Between Plots A & B and B & C there will also be a double sided vertical board fence with timber posts to a high of 1.6 metres to define the boundaries between the properties and to provide an element of privacy.



Gates

The only gates to be erected on site will be garden gates where applicable to provide security to the rear of the properties and will be of a closed board nature.

