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DESIGN STATEMENT – REVISION C

Proposed Boundary Treatments

1 Dorset Drive, Clitheroe, Lancs., BB7 2BQ

INTRODUCTION

This Design Statement relates to a Householder Planning Application for external works within the curtilage of the site. The application is required due to the height of the proposed fence and wall to the site boundary, and is therefore not deemed to be Permitted Development.

The property is located on the corner of Dorset Drive and Warwick Drive, both designated as unclassified highways in a 20mph zone by Lancashire County Council. Warwick Drive is the primary road, with Dorset Drive the subsidiary road.

In preparing the proposed designs reference is made to the Ribble Valley Borough Council – Core Strategy 2008 – 2028 document, policy DMG1, with regards to design, access and amenity.

Previous Planning Approvals

- 3/2014/1125 Single storey extension to rear of existing dwelling.
- 3/2015/0036 Demolition of existing garage & carport, construction of detached garage & boundary fence.
- 3/2016/1130 Proposed detached garage (revised design of previously approved scheme).

DESIGN STATEMENT

The existing southern boundary consists of an 800mm height rustic timber post and rail fence and 4no mature Leylandii trees (T1 –T4). These trees were, until recently, over 5.0m in height, and spread out blocking the adjacent highway footpath.

The corner of the southern and eastern boundary of the property has a natural sandstone, random rubble wall approximately 1.22m in height.

The eastern boundary consists of an 800mm height rustic timber post and rail fence.

At the southern side of the property there is a 5.0m height street lighting column and a 7.0m height telecommunications pole, both located on the highway footpath.

It is proposed to remove the existing trees and post and rail fence on the southern boundary. The trees require regular and maintenance and upkeep, which involves considerable time work at height and blocking off the footpath. This work has to be carried out by specialist contractors. The post and rail fence is inaccessible to maintain unless the trees are cut back.

In order to reduce maintenance working at height, and provide a safer environment for the applicant it is proposed to remove the trees and replace them with a timber fence. The proposed fence is to provide screening and security of the site boundary, without impacting on the visual amenity of the immediate area.

The proposed fence is to be 11.95m in length and 2.0m height above the existing ground level, stepped to follow the natural fall of the ground. The proposed fence is to be a traditional, vertical overlapping board design constructed of 150 x 25mm pressure treated, softwood timber, vertical boards fixed to 100 x 50mm timber horizontal rails. The fence is to be supported by 100 x 100mm steel posts set on concrete pads at maximum 3.0m spacing.

The timber post and rail fence to the eastern boundary is to be removed and replaced with natural sandstone, random rubble wall to match the existing boundary wall.

The access to the driveway is to be provided with a painted, steel framed, electrically operated, sliding gate. The gate is to be fitted with 10mm diameter vertical steel railings at 100mm spacings.

The existing compacted gravel hardstanding adjacent to the driveway is to be partially replaced with a concrete hardstanding. Nominally 9.0 x 3.0m.

Photographs of the existing boundary treatments are provided below.

SURVEY PHOTOGRAPHS



Existing view to southern boundary on Warwick Drive



Existing view to southern and eastern boundaries at the junction of Dorset Drive / Warwick Drive

SUMMARY

The use of natural materials and colours for the boundary treatments are in keeping with the immediate area and do not adversely impact on the local amenity. The height of the fence is not considered excessive, mirroring the scale and height of adjacent boundary treatments.

The proposed materials used in the design of the boundary treatments greatly improve conditions of the immediate environment and for the applicant. The applicant has limited mobility, restricting their ability to carry out the current required maintenance tasks for prolonged periods of time. The removal of the trees and low level fence eliminates the associated high maintenance issues. The proposed fence and wall are low maintenance items in comparison. The alterations to the side of the property will also improve public safety along the highway footpath.

It is requested, therefore, that approval be granted for this application.

V

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15th April 2021