

Planning Statement for Proposed Boundary Treatment to Dwelling House approved under planning approvals 3/2019/1130 and 3/2020/0331 (Variation of condition)

Former Filling Station 10 Sawley Road Chatburn BB7 4AS

The proposed dwelling is nearing completion and the applicant is seeking approval for a proposal to construct a boundary wall incorporating metal railings with panelled details.

The boundary walls have been commenced using reclaimed stone to match the house walls, the original approval included stone boundary walls but limited information on the boundary treatment was approved.

The walls will be built to an approximate height of 1.8m with reduced levels of approximately 1.2m high. The reduced sections in the wall will incorporate a metal framed infill panels incorporating vertical bars and ornate detailing, all finished black.

The wall will be split via columns to incorporate a personnel gate and sliding electric gates for vehicle access. The personnel gate and sliding gates will be formed in metal incorporating similar detailing as the infill panels and all finished black.

The boundary treatment will provide security and privacy to the only amenity space for the property and protection for the applicant's young family from the close proximity of Sawley Road.

Sliding gates for vehicle access will maximise the available parking areas within the curtilage of the dwelling house.

The height of the boundary walls does not interfere with the visibility splays from the adjacent road junctions.

Included with the application are typical details of the metal railings and sliding gates.