

PLANNING STATEMENT

BACKGROUND TO PLANNING APPLICATION CASE NUMBER ID22253

THE PROPERTY WAS ACQUIRED IN OCTOBER 2021

IT WAS IN A RUNDOWN STATE OF REPAIR

AN ELDERLY COUPLE HAVING LIVED IN IT FOR MORE THAN THREE DECADES
THE GENTLEMAN ON HIS OWN SINCE 2002

THE PROPERTY IS A BUNGALOW WHICH HAD A WRAP ROUND CONSERVATORY & PORCH TO
THE NORTH AND WEST SIDES THIS HAD BECOME PERISHED AND BRITTLE

IT WAS DECIDED TO REPLACE THE CONSERVATORY WITH A KITCHEN AND DINING AREA
PLAN NUMBER 3/2021/0612/B

IN ORDER FOR THE BUILDER TO GAIN ACCESS TO THE PROPERTY, TO BOTH DISMANTLE THE
EXISTING CONSERVATORY AND TO BUILD THE KITCHEN DINING, IT WAS DECIDED TO
REMOVE PART OF THE BACK WALL. THIS WAS DONE IN THE SPRING OF 2022

BY THE SUMMER OF 2023 IT WAS DECIDED TO FIT AN ELECTRIC POWERED SLIDING GATE
WHERE THE REMOVED BACK WALL HAD BEEN

THE TRACK FOR THIS GATE WAS LAID IN MID SEPTEMBER 2023 AND THE GATE FITTED IN
EARLY OCTOBER 2023

A SITE VISIT WAS MADE BY STEVE MAGGS ON 09/10/2023

"THE BACKS" IS AN UNADOPTED ROAD BETWEEN REEFORD GROVE AND VICTORIA STREET
[ODD NUMBERS 31-49]

THERE IS AN EXISTING HIGH GATE ACCESS, ONTO "THE BACKS," FROM THE NEIGHBOURING
PROPERTY [6 REEFORD GROVE] AND GARAGE ACCESS FROM MOST OF THE PROPERTIES ON
VICTORIA STREET ON TO "THE BACKS"

THE SLIDING GATE, IN THE FUTURE, COULD PROVIDE ACCESS TO THE BUNGALOW FOR OFF
STREET VEHICLE PARKING