3 Sycamore Drive Huntigdon PE29 7JA

Planning Statement

The site

Location

The site exists as a small grassed area that runs along the southern boundary (a 1.8m high fence) of the rear garden of N° 3 Sycamore Drive. It flanks a public footpath and contains within it some small unmaintained shrubs.

Existing use

It currently serves as part of the surrounding public amenity space which exists between the properties and the public roads.

Condition

Periodic maintenance appears to be limited to grass cutting only. The existing shrubs could benefit from some judicial pruning.

Surroundings

The surrounding area also contains a number of mature sycamore trees in a grassed area on the further side of the public footpath.

The proposal

Purpose

N° 3 Sycamore Drive was formerly owned by a housing association. The applicant, a former tenent, was able to purchase the property and has now been given the opportunity to purchase this piece of land from the same housing association and use it as an extension to the rear garden.

Design

The newly created extension to the rear garden wouldl be enclosed with a new boundary fence.

Scale

The fence would be 1.8m high, the same height as the existing adjacent boundary fences.

Materials

The fence would be close boarded timber with a natural stain in line with the existing adjacent boundary fences.

Relevant planning policies

Sustainability

The level of sustainability is not considered particularly critical in this situation other than the choice of timber from a recognised sustainable source.

Design quality

The close boarding would be vertical on the side facing the public with a horizontal board at ground level to illiminate the egress of any plants from the private garden side.

Environmental considerations

The choice of a subsequent preservative and stain should be one that has a limited impact on the environment including its wildlife and waste water system. A water based stain or a natural oil such as linseed or hemp would be preferable.

Justification for the development

Benefits

From the public point of view, the area would no longer be dependant upon a periodic maintenance service to control it. The visual amenity of the mature trees would be sufficient to maintain the pleasant ambiance.

From the applicant's point of view the area would provide a useful extension to their garden providing more family amenity space.