

Planning Statement

May 2017

My clients are very aware of the need to have privacy screens for the neighbours and themselves and have currently only erected temporary side screens for safety reasons.

My clients appreciate that the approved planning application drawings showed the use of higher opaque glass screens, to the side elevations. However they have also been investigating the use of other types of permanent privacy screening that has been used for balconies in similar applications. Their aim is to ensure permanent privacy screening and make a pleasant more natural outlook for the neighbours and themselves. The privacy screening on the East side is of particular importance to them as the neighbours existing balcony is not screened in any way.

To meet the privacy requirements they would propose to have the existing 1.1 m high glass balcony and in addition at the side sections, which overlook the neighbours gardens, a permanently secured 1.8m high artificial hedging. Construction of this type of hedge is on an internal robust framework set in troughs (approx 30 – 40 kgs per metre each), thickness is 25cm wide and the dense foliage would be attached on all sides of the framework. It is not see through and wind can pass through to reduce wind loading.

The 1m high glass balcony provides additional structural integrity to the hedge framework and reduces by 50% the cantilever section and securely attached to balcony balustrade. The hedge frame is also permanently bracketed to the balcony floor.

The artificial hedging privacy screening has been used extensively as a permanent solution according to our research and discussion with various bespoke manufacturers. For the balconies we would propose tailor made hedging that would meet the height and screening requirements as per the previous required obscure glass.

We have a small sample of the foliage being proposed if you wish to view the product quality. This type of hedging is used extensively on commercial projects for privacy screening and is weather and UV resistant.

My clients feel that the use of artificial hedging being proposed would achieve the same level of privacy as obscure glass, but in addition would give a better visual solution, to themselves and the neighbours (images attached).

