

## **Design and Access Statement for Timber Planter and Gate 7 Orchard Gardens**

### **1. General:**

This application is for retrospective consent for a timber planter and gate to the front garden of 7 Orchard Gardens. This is relation to condition 4, application ref. R/26/62.

The condition states “The terrace housing development shall be provided with open forecourts to the satisfaction of the Local Planning Authority and notwithstanding the provisions of the Town & County Planning (General Development) Order, 1950 no boundary walls, fences or means of enclosure shall be erected in front of the dwellings referred to except with the prior approval of the Local Planning Authority”.

### **2. Existing Garden:**

The existing garden is predominately turfed with a simple concrete path. Shrubs form the boundary for the majority of the garden.

### **3. Details:**

The erected planter is and constructed of timber sleepers, and is 760mm in height. A simple timber gate (see photos) is also provided.

Drawing no. A2 indicates the positon of the planter and gate.

Photos are provided attached to the application.

### **4. Visual Impact:**

The attached schedule provides three photographs taken from difference vantage points. Drawing no. A2 indicates the positions that these photographs were taken from.

Views A and B are locations where the planter and gate can be clearly seen, but it's impact is negligible, due to its small scale. View C is largely obscured by parked cars.

While the condition will have likely been attached to application to “protect the visual amenity of the area” it is difficult to see how the planter and gate has a negative impact due to its small scale.

### **5. Use of ‘open plan’ conditions in the area:**

It is my understanding that it is was common in the 1960s to attach a condition of the nature outlined in section 1. This was especially true on large open plan estates.

The application that includes 7 Orchard Gardens, is a small scale development that consists of 14 houses, which was built in the middle of an

already established settlement of bungalows and houses, all without restrictions on boundary treatments to the front gardens.

However, as times change so does the locale and the planning legislation that affects it. There are two recent similar sized developments in the immediate vicinity which include terraced houses. These are as follows: -

- R/194/06/ - 5 - 9 Mill Lane, Rustington
- R/81/10/ - Yeomans and Agincourt, Woodlands Avenue, Rustington, BN16 3ER

There is also a site within 750yds of the 7 Orchard Gardens that involved the construction of two semi-detached properties. The reference for this is: -

- R/158/08/ - 22 Mill Lane, Rustington

An analysis of the decision notices for these developments indicate that none of them have had conditions placed on them with regard to boundary treatments to the front gardens. This would go some way to indicate that a condition of this kind is now not deemed to be relevant to housing developments in this area.