

PLANNING STATEMENT.

FOR

**NEW AND REPOSITIONED 1.8M TIMBER FENCE AND GATE.
INFILL OF EXISTING DUMMY DOOR AND PANELLING UNDER WINDOW
WITH FACE BRICK**

AT

**THE POTTING BARN
NO.5 HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

FOR

D LOWNSBOROUGH

June 2021



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1. Site

The application site is separate from the main courtyard development to the with its own access from the main road B2132 (Bilsham Road) There is only pedestrian access to the remainder of Hobbs Court. Refer to 1: 1250 scale location plan.

2. Project Brief

The brief is to obtain permission for the following:

1. Replacement of existing 0.9m cleft chestnut fence to parking area with 1.8m timber close boarded fence to match the fence running from the North West corner of the building North, to reposition and extend the existing 1.8m close boarded timber fence to the South of the building to just inside of the existing boundary timber sleepers that are to be retained. The existing shrub planting will be pruned as required.
2. Infill of existing dummy door and panelling under window with face brick.

3. Design Overview

The existing cleft chestnut fencing that runs East to West along the property parking boundary is to be replaced and the proposal is for it to be *reinstated from an earlier time with a new 1.8m close boarded timber fence to match existing 1.8m close boarded fence that currently runs North from the North West corner of the building. The existing shrub screen planting is to be retained internally to the boundary and retained behind the new fence in that area. Please see enclosed historic photo of earlier positioning of close boarded fence in that area and in line with existing fencing to properties within the site.

It is proposed to reposition the existing 1.8m high close boarded pedestrian gate and fence to the south of the building and to provide additional fencing from the South West corner of the site running north approx. 7m to the step in the building then returning to the building to form an enclose garden area. The fence will match the existing 1.8m close boarded fence.

The fence is to be entirely within the site boundary just inside of the existing boundary timber sleepers that are to be retained.

The existing shrub planting behind the fence be pruned as required.

Pedestrian access is maintained to the South West corner of the site into Hobbs Court.

The existing drive and car parking within the site remains unaltered.

To the west elevation there is a dummy door with sidelight window with timber cladding under the window, this only provided light into a bathroom. The proposal is to Infill of existing dummy door and panelling under window with face brick to match existing, the existing window will be retained and will not be altered.

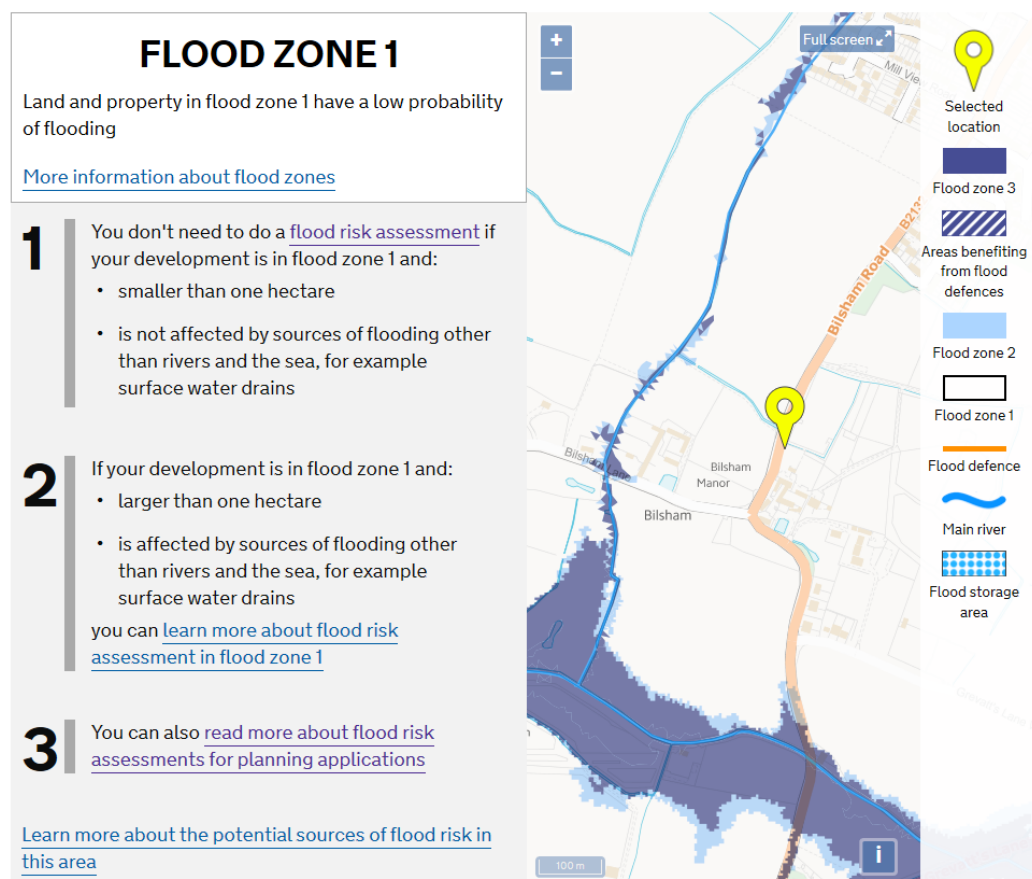
4. Biodiversity

As part of the previous planning approval Y/65/15/PL There were surveys undertaken, these identified bats in the area and bat boxes were provided. These will not be affected by the proposals.

To encourage hedgehog and other small animal movement a number of holes will be left in the gravel boards to the fencing.

Likelihood of flooding in this area

This location is in an area with a low probability of flooding



Prepared By PJC

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