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3 MARSH GREEN CLOSE, BIDDULPH, ST8 6TA

RAISING THE HEIGHT OF PART OF THE REAR GARDEN AND FENCE TO THE REAR GARDEN – RETROSPECTIVE HOUSEHOLDER PLANNING APPLICATION

Design and Access Statement:-

INTRODUCTION
The site address is the applicant's family home. After living there for a while, they looked to improve the house, making 3 planning applications to extend, before finishing off with landscaping the garden. The 3 planning applications that they submitted are:-
SMD/2014/0519 front extension (refused)
SMD/2015/0491 dormer (approved and built)
SMD/2020/0085 rear extension (refused)
After being disheartened by the refusal of the most recent planning application, and in the early stages of lockdown, they decided to move on to landscaping the rear garden, which was started around mid-May 2020 and completed around mid-June 2020. Before this landscaping, the rear lawn was uneven and had a slope down towards the north-west corner (photo 1). The previous fence was in poor condition, and due to its height, offered no privacy to their rear garden – people walking or driving along Marsh Green Road could see into their rear garden and they had no private outdoor space that couldn't be seen from either Marsh Green Close to the front or Marsh Green Road to the rear. Neither the applicant nor their landscaper realized that the landscaping work required planning permission. The applicant had discussed the proposals with their two immediate neighbours. The nominal garden height alterations and fence height adjacent to the neighbour to the south side are within permitted development. The raised garden height and fence to the north side are welcomed by the neighbour, as the as built situation is more private for both sides and more secure for the neighbour's dogs.

CONTEXT OF THE APPLICATION
The applicant received contact / correspondence from planning enforcement in Feb/Mar 2022, informing them that the completed works to raise part of the rear lawn by more than 0.3m and erecting a fence effectively over 2m in height required planning permission. This came as a surprise to the applicant. The applicant subsequently contacted David Bailey Architect Ltd, to ask if they could get involved and help prepare the retrospective planning application.

USE
The as built rear garden and fence are for private, domestic use for 3 Marsh Green Close. The applicant wishes to have a private and secure rear garden, for general family use, without having on-lookers walking along Marsh Green Road – this is not unreasonable.

AMOUNT
The relevant area of garden that has been raised over the 0.3m permitted development height is hatched and labelled on the plan. The spot levels are shown on the plan, relative to the house ground floor level of 10.000m. Three cross sections have also been drawn, showing the area raised more than permitted development hatched and labelled. In the very north west corner of the garden, the lawn has been raised approximately 0.5m higher than permitted development, and this height diminishes moving to the east / south. The height of the as built fence is 1.8m above the new lawn level.

LAYOUT
The house is situated between Marsh Green Close to the front, and Marsh Green Road to the rear. The site is steeply sloping, as shown with the spot levels on the plan and the cross sections. The level of Marsh Green Road outside the north-west corner of the rear garden is 6.44m lower than that house ground floor level. In order to accommodate this change in level, the site has always had a series of terrace levels (2 patio levels and a lawn) each stepping lower down towards to rear of the site. Both patio terraces have always been level, the applicant has now created a level lawn with the as built landscape work.

SCALE
In comparison to the context of the total 6.44m change in level from house down to the road, the as built change in lawn level by raising it up to 0.5m above permitted development seems to be of a reasonable scale for obtaining planning permission. The 1.8m boarded fence is standard domestic scale for a rear garden.

LANDSCAPING
The raised garden area is lawn.

APPEARANCE
The retaining wall facing Marsh Green Road is faced with timber sleepers. The fence is vertical timber boarded. The next door neighbour's rear fence is vertical timber boarded. The property, the verge to the rear of the property, and Marsh Green Road to the rear of the property, are all within the development boundary to Biddulph.

ACCESS
The house / site is accessed off Marsh Green Close at the front of the property. The raised garden and fence are at the rear of the property. There is no direct access from the rear garden to Marsh Green Road.

PHOTOGRAPHS


Photograph 1 – view of the previous lawn and low fence, offering no privacy from Marsh Green Road


Photograph 2 – view of the as built rear garden, with levelled lawn and fence offering privacy from Marsh Green Road (note - the small tree in the centre of photograph 1 was felled by the council)



Photograph 3 – view of the as built retaining wall, before the 1.8m fence was added for privacy



Photograph 3 – view of the as built retaining wall and the 1.8m fence above