

Access Statement for a raised fence – 1 Agate Close RG413UH

1. Existing Site Features:

- On the site there is a semi-detached 3 bed home built in 1980.
- There is also a single garage detached from the main dwelling to the side with a low side boundary wall and an internal wall with a gate separating the rear and side gardens. To the front of the home is a small garden and a pathway to the front of the house. This is original and abides by all covenants set out in the attached docs:
 - Official copy (Register) – BK179900 (This will remain unchanged)
 - Official copy (title Plan) – BK179900 (This will remain unchanged)
- There is a driveway in front of the garage which will be used for storage during the works to ensure that there are no issues with pedestrian access to the curb.

2. Access Issues:

- Access to the dwelling will remain by the front door which will in turn allow access to the garage, rear and side gardens via the back door.
- During the works no boundaries to the property will be altered.
- Address how access has been considered:
 - **Approaches** to and around the site will be unchanged.
 - **Car-parking** during works will be safely on street.
 - Accessibility of **entrances**, including visibility. – We have allowed for better visibility by widening the driveway and chamfering the corner of the fence.
 - Works will be carried out by owner so all facilities of the home will be 100% available.

3. Proposed Development Layout:

- The new proposed access to the property from the driveway will be via a new side gate, there will also be a second gate to the front garden to allow ease of garden and home maintenance. This will enhance the space allowing a more private garden to the side of the home for the family to enjoy with more privacy and causing less disruptions to any neighbours.
- It should also add security to the property and allow a larger space for pets to roam within the property.

4. Scale and Appearance:

- The overall height of the proposed fence will be at 1800mm this would include the existing brickwork below. Fence posts will be 75mm treated timber and all fence panels and gates will be treated. Gate height will match the fence.
- This will match several homes in the area with either brick / brick and fence above or fence only in the neighbouring homes. As we are proposing a timber fence this will also be a softer approach to a full brick wall keeping in with the area's greenery and welcoming feel.
- As set out in - Official copy (title Plan) – BK179900 – we will abide by this and not add any fencing to the front of house allowing ease of access and keeping with the feel of the area.

5. Landscaping:

- When choosing trees and plants, consider factors such as **suitability** will be considered to avoid any conflicts with buildings.