

Planning Statement

Site Address 177 Colemans Moor Road, Woodley, RG5 4DD

Description of Development

Change of use of amenity land to residential garden and erection of a 2.0 metre high composite boundary fence adjacent to the highway.

1. Introduction

This application seeks full planning permission for the change of use of a small area of amenity land within the ownership of the applicants to residential garden land, together with the erection of a 2.0 metre high brown composite boundary fence with aluminium posts adjacent to the highway. The application site forms part of the existing residential curtilage associated with 177 Colemans Moor Road and is located on a corner plot within an established residential area of Woodley.

2. Existing Site

The application site currently comprises an area of unenclosed amenity land located outside the existing residential fence line but within the ownership boundary of the property. The site is bordered by residential development and public highway. Existing boundary treatment consists of a low red brick wall with red brick piers and timber fence panels above. Existing bushes approximately 2.0 metres in height located in front of the existing fence line partially obscure the boundary treatment from public view. The site fronts onto Colemans Moor Road, which is a busy road regularly used by buses, lorries, cars and other vehicles.

3. Proposed Development

The proposal involves relocating the boundary enclosure outward within the ownership boundary to create a large, safer and usable residential garden area for the applicants and their family.

The proposed boundary treatment comprises of::

- 2.0 metre high brown composite fence panels
- Matching composite gates
- Aluminium posts with dark finish

Visibility splays have been provided and demonstrate that the proposal would not adversely affect highway visibility or pedestrian safety. The proposal would increase the size of the existing rear garden area, providing additional secure outdoor space for the applicants' young children to safely play within an enclosed environment away from the adjacent highway. The site fronts onto Colemans Moor Road, which is a busy road regularly used by buses, lorries, cars and other vehicles. The proposed fence and gates would allow access to the property between the house and driveway through the enclosed garden area, rather than requiring movement through the unenclosed frontage directly adjacent to the highway.

The majority of the amenity land, including the most visually prominent area located on the corner adjacent to the highway junction, will remain open and unenclosed. This helps retain openness within the street scene and reduces the overall perception of enclosure when viewed from the public highway. Existing low-level frontage planting located outside of the approved visibility splays will be retained and maintained to help soften the appearance of the proposed boundary treatment.

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4. Character and Appearance

The surrounding area contains a variety of boundary treatments, including enclosed frontages and fences adjacent to the highway. Examples of similar boundary enclosures, together with supporting site photographs and illustrative views of the proposed development, have been provided as part of the submitted Street Scene and Local Precedent document. The proposed materials are residential in appearance and appropriate to the character of the surrounding area. The proposal has been carefully designed to retain the majority of the existing open amenity land, particularly the most visually prominent area adjacent to the highway junction. This assists in maintaining openness within the street scene whilst reducing the visual impact of the proposed enclosure.

5. Residential Amenity

The proposal relates solely to boundary treatment and the change of use of land to residential garden. No adverse impacts are anticipated in respect of neighbouring residential amenity, including overlooking, overshadowing or loss of privacy. The proposal would provide improved security and safer use of the residential garden area for the occupants of the property. The increase in usable rear garden space would provide a more practical and secure outdoor environment for the applicants' young children.

6. Biodiversity

The proposal does not involve the removal of trees or significant vegetation and is considered low ecological impact in nature. A bat roost habitat exists within the wider surrounding area; however, the proposal does not involve demolition, tree removal, or lighting changes that would adversely affect protected species.

7. Planning Policy

The proposal is considered consistent with the general objectives of the National Planning Policy Framework (NPPF), particularly in relation to:

- Achieving well-designed places
- Protecting residential amenity
- Maintaining highway safety

The proposal is also considered compatible with relevant local planning policies relating to residential development, visual amenity and highway safety.

8. Conclusion

The proposed development represents a modest and appropriate extension of residential garden land together with improved boundary treatment appropriate to the character of the area. The proposal would not result in unacceptable visual impact, harm to residential amenity, or adverse highway safety impacts. The majority of the amenity land, including the most visually prominent area adjacent to the highway junction, will remain open and unenclosed, helping to preserve openness within the street scene. The development would provide a safer and more secure residential environment for the applicants and their young family by increasing the amount of enclosed rear garden space available for residential use and children's play whilst remaining compatible with the character of the surrounding area.

The application is therefore respectfully recommended for approval.

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