

Landscape Statement

Background

This application seeks planning permission for the retention of an existing dwelling.

The dwelling has a lawful residential use and has been occupied as a dwelling since the early twentieth century. Planning permission has previously been granted under application 182633 (allowed on appeal) for the demolition of the existing dwelling and the erection of a replacement dwelling. Whilst the replacement dwelling has been constructed, the original dwelling was not demolished. This application therefore seeks planning permission for its retention.

Existing Site

The site comprises an established residential curtilage.

To the front of the dwelling, the existing landscaping comprises areas of grass, together with established hedging. These features are to be retained in their entirety and will remain unaffected by the proposal.

To the rear of the dwelling, the garden is predominantly gravelled, with a narrow grassed strip and sections of mismatched boundary fencing. An existing static caravan is also located within the rear garden.



Figure 1: Front Elevation



Figure 2: Rear of the site

Proposed Landscaping

The proposal includes several improvements to the appearance and landscaping of the site, including:

- Removal of the existing static caravan.
- Replacement of the gravelled rear garden with a grassed lawn, with the exception of the existing parking area, where the gravel surface will be retained.
- Replacement of sections of mismatched boundary fencing with new close-boarded timber fencing where no vegetation currently exists.
- Installation of a timber picket fence along the southern boundary on either side of the access.
- Retention of the existing hedges and shrubs.

Landscape and Biodiversity Considerations

The proposal does not involve any additional built development, extensions to the existing dwelling, or alterations to its established footprint. The residential curtilage is already established and there will be no loss of existing vegetation, trees, hedgerows or habitats as a consequence of the development.

The proposed landscaping will improve the visual appearance of the site through the removal of the existing static caravan, replacement of poor-quality boundary treatments, and reinstatement of the gravelled garden as a grassed area. These works will increase the extent of soft landscaping within the site and provide a modest enhancement to its biodiversity value when compared with the existing condition.

Overall, the proposal will preserve the established character of the site whilst delivering landscape and ecological improvements through enhanced planting and improved boundary treatments.

Biodiversity Net Gain

This application seeks retrospective planning permission for the retention of an existing dwelling. The dwelling has existed on the site as a lawful residential use since the early twentieth century. Whilst planning permission was granted under application 182633 for its demolition and replacement with a new dwelling, and that permission has been implemented through the construction of the replacement dwelling, the existing dwelling was not demolished. This application therefore seeks to regularise the retention of the original dwelling.

The proposal does not involve any additional operational development, extension to the existing dwelling or increase in its established footprint. The site comprises an established residential curtilage and there will be no loss of vegetation, trees, hedgerows, priority habitats or other habitats as a consequence of the proposal.

The only landscape works comprise the removal of an existing static caravan, the replacement of the gravelled rear garden with grass (excluding the retained parking area), and improvements to the boundary treatments. These works will increase the extent of soft landscaping within the site and provide a modest enhancement to the site's ecological value.

As this is a retrospective application for the retention of an existing dwelling, and the proposal does not result in the loss or degradation of habitat, it is considered that the statutory Biodiversity Net Gain requirements are not applicable to this development. Consequently, the submission of a Biodiversity Gain Plan or statutory Biodiversity Metric is not required.

Notwithstanding the above, the proposal will deliver a small biodiversity enhancement through the replacement of the existing gravelled garden with grass and the retention of existing vegetation within the established residential curtilage.