



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Planning Statement / Evidence to verify
application for:**

Proposed New Garden Wall

At:

38 Hill Head Drive, Buxton, SK17 9GS

**Constructed by Planning By Design on behalf
of Stuart Elliott**

The Application

Planning By Design (**The agent**) has been instructed to act on behalf of Stuart Elliott (**the applicant**) to prepare and submit an application for a Lawful Development Certificate to High Peak Borough Council (**the Planning Authority**) for a proposed New Garden Wall (**the proposal**) at: 38 Hill Head Drive, Buxton, SK17 9GS, (**the site**). This planning statement / evidence to verify application has been drawn in support of this application to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute as Permitted Development as per the General Permitted Development Order (as amended) 2015.

Site Location

The site location is 38 Hill Head Drive, Buxton, SK17 9GS, with the site itself being a detached, two-story property with a large curtilage. The dwelling site is in Buxton, there are no planning constraints within the area that are relevant to this application. The immediate area surrounding the site is residential in character.

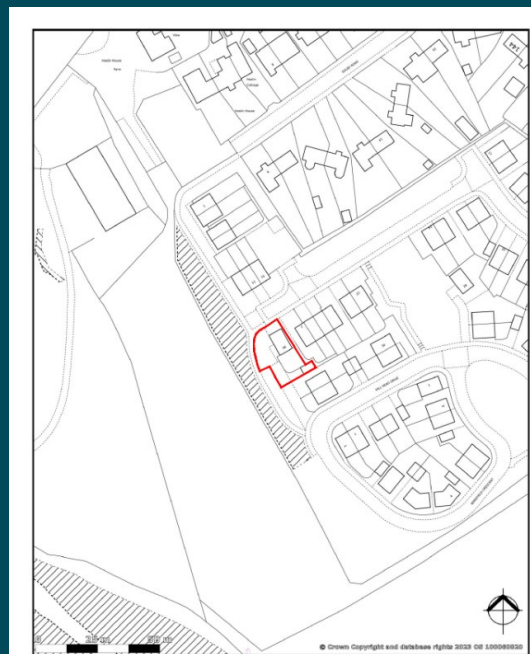


Figure 1: Site Location/ Block Plan (Not to scale, see planning drawings and design)

The Proposal

The proposed development is for a new garden boundary wall spanning the front and both sides of the property around the occupant's garden. The new wall will measure 1000mm in height and will use stone facing to match the existing properties materials, as per the proposed architectural drawings accompanying this application. This will be within the

character of the sites' local area and will have no detrimental impact upon visual or neighboring amenity by way of overlooking or overbearing.

This will ensure that it is fully compliant by the scale requirements of class A of the General Permitted Development Order (GDPO).



Figure 2 - Elevations (not to scale, see planning drawings and designs)

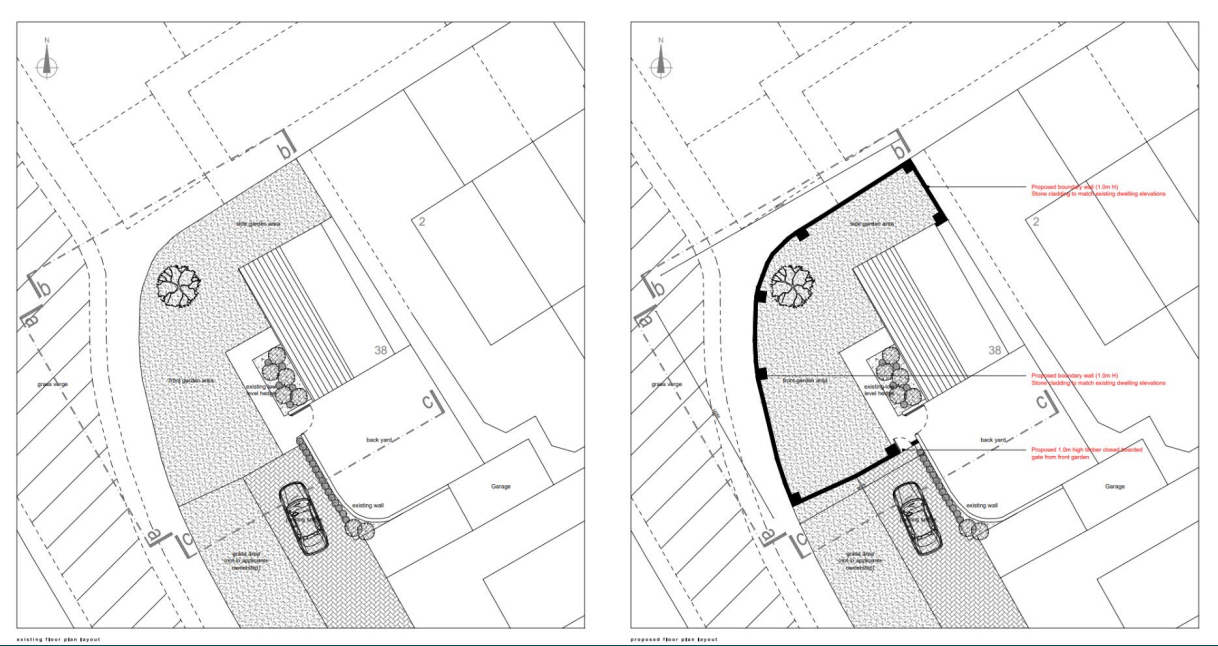


Figure 3: Existing and Proposed Plans (not to scale, see planning drawings and designs)

Evidence to Verify Application

The following sections seeks to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute as Permitted Development (PD) under the GDPO.

Accordance with the General Permitted Development Order

Class A of the General Permitted Development Order 2015 (as amended) are recognized as the primary considerations for the decision of the proposed scheme. It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below.

Class A – gates, fences, walls etc.

Permitted Development

A. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—

(i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons;

(ii) in any other case, 1 metre above ground level;

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

Analysis: *The proposed development arguably meets the policies and regulations set out in class A of the GDPO, in that it will be of an appropriate size, within an appropriate area and be constructed of appropriate materials and of an appropriate use and there are no relevant planning constraints associated with this address, which would likely limit or remove permitted development rights.*

Conclusion

Overall, it is considered that the Proposals are compliant with the GPDO. We kindly request that the appointed Case Officer looks upon this application favourably and approves the a Certificate of Lawfulness for this proposal without delay in line with the National Planning Policy Framework. Should any further information be required to assist in the council's decision in the issuing of a Certificate of Lawfulness for this proposal, please do not hesitate to contact us directly.