

DESIGN STATEMENT

PROPOSED DEVELOPMENT

"MAGNOLIA", 2 b, LOVEDEAN LANE, WATERLOOVILLE PO8 8HH

This submission relates to proposed development for the erection of 1.2m close boarded fence with a 30cm fixed trellis to frontage and the siting of a wooden shed of dutch barn design in the front garden area.

The property and land within the red lined area on the location plan has benefited from residential curtilage use since the early 1970's.

FENCING – The property currently benefits from an existing dwarf wall constructed of brick and ornamental breeze blocks and brick pillars. Due to its dilapidated condition it is proposed to demolish this wall and erect a 1.2m close boarded fence with a fixed 30cm trellis on top along the frontage of the property adjacent to the highway. This fence would be erected along the existing wall line from the neighbouring properties as shown between points X-X for approximately 12metres. The lines of sight would be unaffected bearing in mind the existing egress and access points. The materials to be used would be sympathetic and in keeping with similar neighbouring properties by staining with a like colour.

GARDEN SHED – It is proposed to erect a garden shed of dutch barn design for use as ancillary domestic storage to be situated in the garden area behind the proposed 1.2 metre close boarded fencing and within 2 metres of the existing 1.8 metre boundary fence of the neighbouring property. It is proposed that, subject to availability, the construction of the proposed shed would be of wood material with double doors facing a westerly or northerly direction and would be constructed of superior quality materials. In order to facilitate an even plane for the siting of the proposed shed, a 125mm concrete base/paving slabs will be laid. The roof of the proposed shed is anticipated to have a shallow rounded pitch of no more than 2.6 metres to the top of the pitch. Photographs and dimensions of a like design is attached. Current foliage screening would remain in order to soften the impact of the development from the street scene with further new planting of a mixture of mature native species such as hornbeam, laurel and evergreen conifers along the frontage.

The application submission includes a sketch plan of the proposed development together with photographs of the general street scene showing similar type developments adjoining to or near to which are over 1 metre in height adjacent to the highway.

