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Planning Statement

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1. Introduction

This Planning Statement has been prepared in support of a householder planning application for the construction of a raised accessible external amenity area to the rear of the existing dwelling at 22 High Ridge.

The proposal is modest in scale and is intended to provide a safe, convenient and accessible external amenity area directly adjoining the dwelling.

2. Site and Existing Property

The application property is an existing residential dwelling with private garden space to the rear.

Access to the existing external amenity areas is currently constrained by changes in level and the arrangement of the existing external steps. This makes use of the garden more difficult for a member of the household who has reduced mobility.

3. Proposed Development

The proposal comprises the construction of a raised accessible external amenity area adjoining the rear of the dwelling.

The accessible external amenity area would be approximately 800 mm above the adjacent external ground level and would provide a level external amenity area with direct access from the dwelling.

A glazed balustrade with stainless steel posts and handrail is proposed around the exposed edges where required for safety.

The design has intentionally been kept lightweight and visually open. The use of glazed balustrading will reduce the visual prominence of the structure and maintain views between the dwelling and garden.

The extent, dimensions, levels and materials of the proposed works are shown on the accompanying planning drawings.

4. Need for the Development and Accessibility

A principal purpose of the proposed accessible external amenity area is to improve accessibility to usable outdoor space.

One of the owners of the property has mobility difficulties, and the existing arrangement requires the use of external steps or a longer route around the property to access suitable garden areas.

The proposed accessible external amenity area would provide a level external area immediately adjacent to the dwelling, reducing the need to negotiate these existing changes in level.

The proposal should therefore be considered not simply as an enlargement of the property's recreational decking or terrace area, but as an accessibility improvement intended to allow the occupier to make reasonable and practical use of the property's external amenity space.

5. Design and Appearance

The proposed accessible external amenity area is subordinate to the existing dwelling in both scale and appearance.

The balustrading has been designed using transparent glazed panels to minimise its visual mass, while the stainless steel elements provide a simple and contemporary finish. The proposal would remain clearly ancillary to the existing residential use of the property and would not materially alter the overall character of the dwelling.

6. Residential Amenity

The accessible external amenity area is located within the existing residential curtilage and would be used solely in association with the dwelling.

Given its modest scale and domestic use, the proposal is not considered to result in an unacceptable impact upon neighbouring residential amenity.

The transparent nature of the balustrading also assists in limiting the visual impact of the development.

7. Accessibility and Planning Fee Exemption

The proposal has been specifically designed to improve access to external amenity space for a disabled occupier of the dwelling.

Accordingly, the applicant requests that the Local Planning Authority considers whether the application qualifies for the relevant planning application fee exemption for works providing access for, or improving the safety, health or comfort of, a disabled person at their dwelling.

The accessibility purpose of the development is integral to the proposal and has directly informed its location, level and design.

8. Conclusion

The proposed raised accessible external amenity area represents a modest and appropriate addition to the existing dwelling.

It would provide a significantly more accessible external amenity area for the occupier while remaining subordinate to the dwelling and having limited visual impact.

The proposal would retain the residential character of the property and is not considered to result in unacceptable harm to neighbouring amenity.

For these reasons, it is respectfully requested that planning permission is granted.