

DESIGN AND ACCESS STATEMENT

58 Equity Road East, Earl Shilton, Leicestershire, LE9 7FY

1. Proposal

This statement supports a retrospective application for the change of use of land adjoining the rear garden of 58 Equity Road East to residential garden land, together with the retention of the existing boundary fencing.

2. Site and design

The application relates to the existing dwelling and garden at 58 Equity Road East and the adjoining land now enclosed by the existing boundary fencing. No new dwelling or building is proposed as part of this application.

The proposal is retrospective and therefore seeks permission for the existing arrangement. The submitted location plan and site/block plan identify the application site and the area associated with the proposal.

3. Appearance and setting

The principal physical element of the proposal is the existing boundary fencing. The application asks the local planning authority to assess the retention of that fencing, together with the use of the enclosed adjoining land as residential garden land, in the context of the surrounding area.

4. Access

The proposal does not create a new dwelling, commercial use or separate public access. It does not propose any alteration to the existing vehicular access or parking arrangements serving 58 Equity Road East. Access associated with the application remains ancillary to the existing residential property.

5. Inclusive access

As the proposal concerns residential garden land and existing boundary fencing rather than a building open to the public, it does not introduce new public access arrangements. The existing access arrangements to the dwelling are unaffected by the proposal.

6. Conclusion

The proposal should be considered as a retrospective change of use of the adjoining land to residential garden land and retention of the existing boundary fencing. The application does not propose a new building or changes to the existing vehicular access or parking arrangements.