



8577-03-0101

DESIGN & ACCESS STATEMENT

Project: Retrospective Front Boundary Fence Wall.

Address: 143 Pastures Hill, Littleover, Derby DE23 4AZ.



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1. INTRODUCTION

This Design and Access Statement has been prepared in support of a retrospective Householder Planning Application for the retention of an existing front boundary wall at 143 Pastures Hill.

The application seeks planning permission for the front boundary wall, which has already been constructed using red facing brickwork with blue engineering brick detailing to complement the appearance of the existing dwelling and the surrounding residential area. The wall provides a clearly defined site boundary, enhances privacy and security, and contributes positively to the overall appearance of the property. The wall acts as a retaining wall given the levels across the site.

The proposal does not involve any alterations to the existing dwelling, access arrangements, parking provision or the use of the site. The application relates solely to the retention of the front boundary wall as constructed.



Figure 1: Location map plan

2. SITE LOCATION

The application site is located at **143 Pastures Hill** within an established residential area. The surrounding area is mainly made up of residential properties with a variety of boundary walls, fences and landscaping.

The property fronts onto Pastures Hill and has an existing vehicular access and off-street parking. This retrospective planning application relates only to the existing front boundary wall, which has been constructed within the site boundary. No changes are proposed to the existing dwelling, access arrangements or the use of the property.



Figure 2: Google Maps screenshot showing the local environment surrounding 143 Pastures Hill



3. PLANNING POLICY CONTEXT & COMPLINCE

The proposed development has been considered against the relevant policies of the Derby City Local Plan and the National Planning Policy Framework (NPPF). This retrospective application relates only to the existing front boundary wall and does not involve any changes to the existing dwelling, access, or use of the property.

The boundary wall has been built using red facing brickwork with blue engineering brick detailing, providing a high-quality and attractive boundary that complements the existing house and surrounding residential area.

The proposal has been assessed against the following key policies:

Policy CP3 – Placemaking Principles

This policy requires development to be well designed and to fit in with the surrounding area.

Compliance: The boundary wall has been designed to complement the existing property and neighbouring houses. Its scale, design and materials are in keeping with the character of the street.

Policy CP23 – Delivering a High-Quality Built Environment

This policy promotes development that is attractive, well designed and uses quality materials.

Compliance: The wall has been constructed using durable materials that provide an attractive and permanent boundary. It improves the appearance of the property while respecting the surrounding area..

National Planning Policy Framework (NPPF)

The NPPF encourages development that is well designed, visually attractive and sympathetic to its surroundings.

Compliance: The boundary wall improves privacy and security while maintaining the character of the street. The proposal does not have an unacceptable impact on neighbouring properties or highway safety and is considered to comply with national planning guidance.

Overall, the proposal is considered to comply with the relevant local and national planning policies and represents an appropriate form of development within this established residential area.

4. SECURITY & SAFETY

The existing front boundary wall provides a clear and secure boundary to the property, helping to improve the safety and security of the occupants. The wall clearly defines the site boundary, discourages unauthorised access and provides an increased level of privacy for the residents.

The proposal does not obstruct the public footway or interfere with the safe use of the highway. Existing pedestrian and vehicular access to the property remain unchanged, and the development does not introduce any additional safety risks to neighbouring properties or road users.

The pillars have also been extended as part of the safety measures associated with the levels and the steep driveway. It is intended that these extended pillars will be finished with composite cladding between, creating a safer barrier between the driveway and the surrounding area.

This additional protection is particularly important for vehicles parked on the driveway. The arrangement helps to reduce the risk of vehicles coming into contact with the edge of the driveway and provides a physical safeguard should a person accidentally lose their footing and fall from the driveway or raised area. The measures are therefore intended to improve safety for both residents and visitors, rather than being undertaken solely for visual or decorative purposes.



5. SUSTAINABILITY

The proposal makes use of durable, low-maintenance materials that provide a long-lasting boundary treatment. The retrospective development does not result in any increase in the building footprint, change in the use of the property, or significant environmental impact.

As the proposal relates solely to the retention of an existing boundary wall, no additional services or infrastructure are required. The development is considered to be a sustainable improvement that enhances the appearance, privacy and security of the property while requiring minimal ongoing maintenance.

6. DESIGN & ACCESS

Layout

The proposal relates solely to the retention of the existing front boundary wall. The wall is located along the front boundary of the property and remains entirely within the application site. No changes are proposed to the existing layout of the site.

Scale

The scale of the boundary wall is appropriate to the size of the property and is proportionate to the surrounding residential development. The wall provides a well-defined boundary without adversely affecting the character of the area. The wall is in keeping with a number of properties along the road.

Appearance

The boundary wall has been constructed using red facing brickwork with blue engineering brick detailing, creating an attractive and durable finish. The materials and design complement the existing dwelling and are in keeping with the surrounding street scene. Composite cladding will be used as infill panels between the brick piers.

The appearance of the wall is in-keeping with the street scene, with a number of properties on the road.

Access

The wall has been positioned wholly within the application site and does not obstruct the public highway. Existing pedestrian and vehicular visibility is maintained and the development does not interfere with the safe use of the highway.

The height and form of the wall are necessary because the structure is not simply a boundary wall; it also performs an important retaining function. The levels of the site mean that the wall is required to retain the land within the property and prevent soil and land from falling or encroaching onto the adjoining public footpath.

The wall is located within the site boundary and does not obstruct the public footway.

The driveway is particularly steep due to the existing levels of the site. The steps have therefore been incorporated to provide a safer and more practical means of pedestrian movement between the different levels of the property.

Without defined steps, pedestrians would be required to negotiate the steep driveway itself, increasing the potential for slips, trips or falls, particularly in wet or adverse weather conditions. The provision of dedicated steps creates a clearer and safer pedestrian route while allowing the driveway to continue to serve its existing vehicular function.

The steps, retaining wall, extended pillars and proposed composite cladding should therefore be viewed as a coordinated response to the site's challenging levels and the need to provide appropriate safety measures, rather than as unnecessary additions to the property.



7. PRECEDENT

There have also been some comparable applications that have recently been approved in the surrounding area. For example: 157 Pastures Hill application reference 24/00882/DISC.



8. CONCLUSION

The proposed development seeks retrospective planning permission for the retention of the existing front boundary wall at 143 Pastures Hill. The wall has been constructed using high-quality red facing brickwork with blue engineering brick detailing, providing an attractive and durable boundary that complements the existing dwelling and the surrounding residential area.

The proposal does not alter the use of the property, existing access arrangements, or neighbouring amenity. It provides improved privacy and security while maintaining the character and appearance of the street scene.

The development is considered to comply with the relevant policies of the Derby City Local Plan and the National Planning Policy Framework (NPPF). Accordingly, it is respectfully requested that retrospective planning permission be granted.



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