



## Building Drawings

### Planning Statement

**31 Valley Road, Sandgate. CT20 3BS**

**Raised Decking**

**Ms L Henderson**

**Job Number 17070LH**

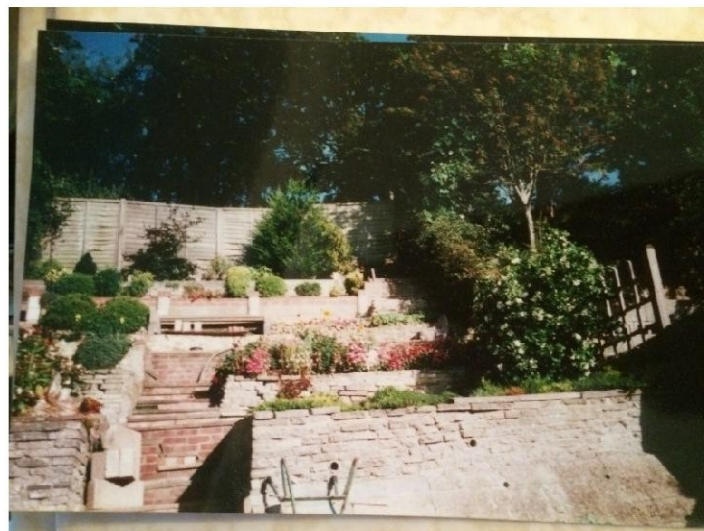
#### Introduction:

Mr Pettener & Ms Henderson have had a visit from John Macauley a Planning Enforcement Officer from Shepway Council with regards to a raised decking platform they had constructed towards the top of their garden in December 2015.

It is of his opinion that the structure has been built without planning permission where it should have been applied for. He has made suggestions to make it comply under permitted development but my clients do not wish to make any changes and have been advised to apply for retrospective planning permission.

#### Prior Construction:

We only have one picture of the garden prior to the construction of the decking area.



All the houses on this part of Valley Road have these tiered gardens with some form of retaining wall to create level gardens and planting areas. This can be viewed very easily by looking into the gardens either side of number 31.

The picture above was taken some time ago when the retaining walls were in good repair. When my clients purchased the property on 1<sup>st</sup> July 2015 these were in need of repair as lot of subsidence had taken place. This can still be seen under the new decking.



This picture shows how much the old retaining walls have dropped due to subsidence.

### **New Construction:**

The new decking at the rear is 90mm above the existing patio area, at the front around 300mm and 860mm further forward.

When John came around his main concern was the loss of privacy by the overlooking into the garden of 32. We feel, if anything, the privacy due to overlooking at this point has been improved. With the garden shed/summer house, (this does not need planning consent), in the position it is, acts as a shield and the prior viewing point is no longer available.

My clients, like others along the road have planted trees that in time will prevent the overlooking even more.

## Conclusion:

We believe overlooking at this point of the garden is more private than before.

The new structure is an attractive addition to the garden.

We have verbally consulted both immediate neighbours prior to construction and there were no objections and they've continued to express their support since John Macaulay's visit.

Taking all the above into consideration we respectfully ask that this application be approved.