

Design and Access Statement for 25 The Chase, Pinner, HA5 1SJ

1. Introduction

This Design and Access Statement is submitted in support of a householder planning application for the installation of a very high-quality UV protected artificial boxwood screening on the existing traditional black railing at 25 The Chase, Pinner, HA5 1SJ. The proposal is driven by a need to enhance privacy for the property as requested by the owner's home and car insurers. The proposed addition will not result in significant visual alterations to the property, but it will provide a practical solution to maintain privacy and security. This statement outlines the key design and access considerations, demonstrating how the proposal aligns with local planning policies and guidelines.

2. Site Description

25 The Chase is a detached residential property located within a suburban area in Pinner. The surrounding area is primarily residential, with similar properties featuring a mix of front garden designs, including lawns, hedges, and low fences. The property currently has a traditional black railing along the front boundary, which allows for full visibility of the front garden and entrance from the street. The site is not within a conservation area and does not have any heritage listing.

3. Proposal

The application seeks approval to install artificial boxwood screening on the existing black railing at the front of the property. The screening will be approximately 1.5 meters in height, which will complement the height of the railing. The purpose of this installation is to enhance privacy for the homeowners without significantly altering the appearance of the property. The screening will be installed along the full length of the railing, offering privacy for both the front garden and the parked vehicles on the driveway.

4. Design Considerations

- **Scale and Appearance:** The artificial boxwood screening is designed to match the height and style of the existing black railings. It will maintain a uniform, neat appearance, ensuring that it does not appear overbearing or out of place within the context of the street. The green colour and texture of the artificial boxwood

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are intended to blend naturally with the garden environment, minimizing visual impact.

- **Materials:** The proposed artificial boxwood is a durable and low-maintenance material, selected for its realistic appearance and ability to withstand weather conditions. It will be securely attached to the existing railings using appropriate fastenings, ensuring a tidy finish that will not detract from the overall aesthetic of the property.
- **Privacy and Security:** The primary purpose of the screening is to improve privacy for the homeowners, which has been requested by the insurers of the property and vehicles. The screening will block direct views into the front garden and parking area, protecting the privacy of the occupants and preventing unauthorized visibility of the vehicles parked on the driveway.
- **Visual Impact on the Streetscape:** The installation of the artificial boxwood screening is not anticipated to have a negative impact on the character of the street. The choice of green, natural-looking screening will integrate well with the existing vegetation in the surrounding properties, and its low height ensures it will not be visually intrusive. Many nearby properties feature hedges and other forms of natural boundary treatment, making this proposal consistent with the neighbourhood aesthetic.

5. Access Considerations

The proposed screening will have no impact on the access to the property. The driveway and pedestrian entrance will remain fully accessible, with no alterations to the current layout. The artificial boxwood screening will be positioned on the railing and will not obstruct movement or visibility for pedestrians or vehicles. The proposal will not affect any access points for emergency services, as the existing driveway and entrance will remain unchanged.

6. Impact on Neighbours

The proposed screening is designed to enhance privacy for the occupants of 25 The Chase without causing detriment to the amenity of neighbouring properties. The screening will be placed solely within the boundary of the applicant's property and will not overshadow or obstruct the views of adjacent properties. Given the modest height

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of the screening and its aesthetic compatibility with surrounding boundary treatments, the proposal is not expected to have any negative impact on the enjoyment of neighbouring properties.

7. Planning Policy Compliance

This proposal aligns with relevant local planning policies, including those set out by the London Borough of Hillingdon. Key policy considerations include:

- **Design Quality and Streetscape (Policy DM1):** The proposed screening respects the character and appearance of the existing streetscape, maintaining a harmonious relationship with nearby properties. The design, scale, and materials are appropriate for the setting and do not disrupt the established residential character of the area.
- **Privacy and Amenity (Policy DM2):** The artificial boxwood screening will significantly improve the privacy of the occupants of 25 The Chase without negatively impacting the amenity of neighbouring properties. The proposal helps to secure the home and vehicles, in accordance with the homeowner's insurance requirements, while ensuring that the visual impact is minimal and in keeping with the residential setting.

8. Conclusion

The proposed installation of artificial boxwood screening on the existing traditional black railing at 25 The Chase is a modest, yet important alteration designed to enhance privacy and security for the homeowners. The design is sensitive to the character of the property and the surrounding area, and it will not adversely affect access, neighbouring properties, or the appearance of the street. As such, we respectfully request that planning permission be granted for this proposal.