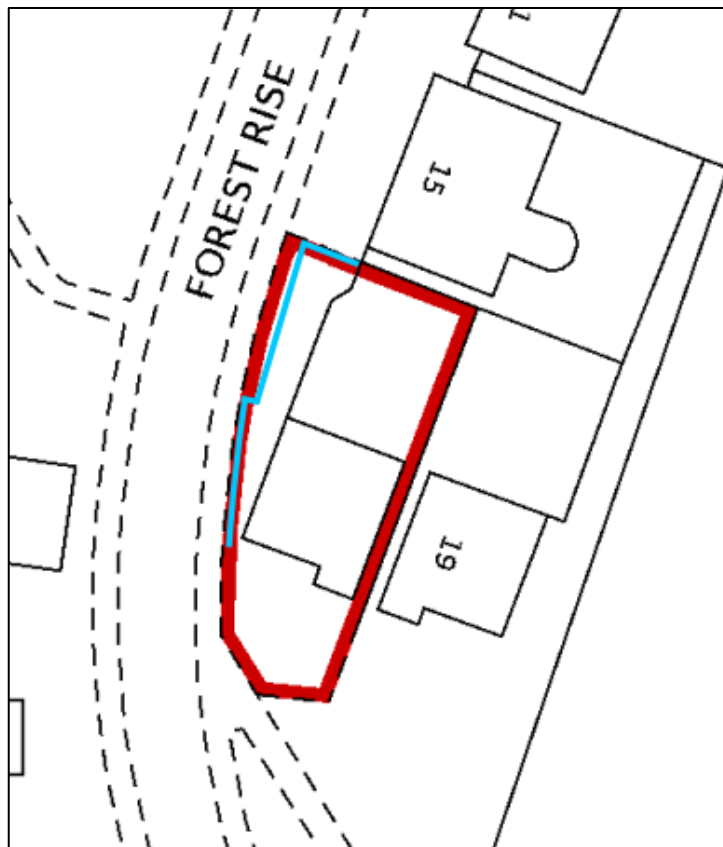


Planning Statement

17 Forest Rise, Desford

This planning application is for the retention of a fence bounding 17 Forest Rise, Desford. The plan below identifies the line of the fence in blue. Planning consent is required only for the section fronting the highway (western boundary) as the rear (northern) section is permitted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 2, Class A which permits fencing up to 2m in height subject to not being adjacent a highway.



Permission is required for the section of fence fronting the highway as this exceeds the permitted rights and triggers the need for a planning application. In addition, the planning consent (Ref: 98/00992/FUL) for the housing development within which the property is located includes a condition stipulating boundary structure heights of 0.9m maximum next to roads. As set out in the full condition below, the reason for this restriction was to ensure adequate visibility for road safety.



21 No walls, planting or fences shall be erected or allowed to grow on the highway boundary exceeding 0.9 metres in height above the level of the adjoining carriageway.

Reason: To ensure that an adequate line of vision is available in the interests of road safety.

The side of the dwelling was enclosed by a low fence and vegetation which had grown to around 3m in height and encroached onto the public footpath, as illustrated on the photographs below.





The applicant removed the significantly overgrown vegetation and has replaced the fence providing a clean boundary allowing the full width of the footpath to be used again and removing any impairment to visibility by pedestrians or vehicles.

The application is to retain the fence along the highway frontage shown in the current photographs of the site below. The fence is a 2m high close boarded timber construction.



The applicant proposes to plant climbing vegetation, such as ivy and clematis, to soften the appearance of the fence. A new silver birch tree would also be planted in the garden to provide further landscaping. The visualisation below shows the proposed final appearance of the development.



Taking on board the small scale domestic nature of the fencing and the landscaped finish, it is considered that there would be minimal impact on the site and the appearance from the streetscene. Furthermore, the development would not impair visibility to drivers, indeed it has improved the ability to use the footpath and gives rise to no unacceptable highway safety impact. It is therefore concluded that planning permission should be granted.