GREG SABERTON DESIGN
ARCHITECTURAL DESIGN CONSULTANCY

Tom's Hole Barn, Branch Bank, Prickwillow,
Ely, Cambridgeshire CB7 4UR.
Tel: (01353) 687999
Email: greg@gregsabertondesign.co.uk

PLANNING STATEMENT
Application for Retrospective Planning Permission
Erection of 1.8m Close-Boarded Fence
1 Rose View Drive, Holbeach, Lincolnshire, PE12 7LD

---

1. Introduction

This Planning Statement has been prepared in support of a retrospective application for the erection of a 1.8-metre-high close-boarded timber fence at the front of No. 1 Rose View Drive, Holbeach.
The fence has been erected on land within the applicant's ownership. The applicants were unaware at the time of installation that planning permission was required for a means of enclosure adjacent to a highway.
The purpose of this statement is to demonstrate that the development is reasonable, justified, and acceptable in planning terms.

---

2. Site Description

The application site relates to a residential property located at 1 Rose of View Drive, Holbeach, within the administrative area of South Holland District Council.
The property occupies a plot that fronts the A151, a main road serving Holbeach. The land enclosed by the fence abuts an existing drain and is visually exposed to the highway.
The site lies within a designated Flood Zone; however, the proposal does not involve operational development that would alter ground levels, increase built footprint, or affect flood storage capacity.

---

3. The Development

The development comprises:

- The erection of a **1.8-metre-high close-boarded timber fence**
- Positioned along the front boundary of land within the applicants' ownership
- No alteration to land levels
- No hardstanding or additional built form

The fence encloses an area of garden land to provide a safe and secure outdoor space.

---

4. Planning Context

Under Schedule 2, Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), means of enclosure adjacent to a highway are limited to a maximum height of 1 metre without planning permission.
As the fence exceeds this height and fronts the A151, planning permission is required. This application seeks to regularise the development.

---

5. Justification and Need

The applicants have recently become grandparents and require a safe, enclosed outdoor area where their grandchildren can play securely.
The property's position adjacent to the A151 presents clear safety concerns due to traffic movements. The fence provides:

- A secure enclosure preventing children from accessing the highway
- A defined and safe play area
- Peace of mind for the applicants while supervising from within the dwelling

Given the proximity to the main road and adjoining drain, the enclosure significantly improves safety without extending residential use beyond its lawful curtilage.

---

6. Visual Impact and Mitigation

The fence is of standard domestic appearance and materials (timber close-boarded fencing) commonly seen in residential settings.
While 1.8 metres in height, its visual impact is limited by:

- Its positioning adjacent to existing residential development
- The domestic character of the area
- The applicants' commitment to planting a **laurel hedge along the internal boundary**

The proposed hedge will:

- Soften the appearance of the timber fencing when viewed from the A151
- Introduce greenery and biodiversity
- Reduce visual prominence over time

This landscaping enhancement demonstrates the applicants' willingness to mitigate any perceived visual impact.

---

7. Flood Risk Considerations

The site lies within a Flood Zone; however:

- The development does not alter ground levels.
- No additional built structure or impermeable surface has been introduced.
- The fence is permeable in nature and does not displace floodwater.
- There is no material change to land use.

Therefore, the development does not increase flood risk on-site or elsewhere and is compliant with national planning policy in respect of flood risk.

---

8. Impact on Residential Amenity

The fence does not:

- Result in overlooking or loss of privacy
- Cause overshadowing
- Introduce noise or disturbance
- Affect neighbouring residential amenity

It serves only to enclose land within the applicants' control.

---

9. Conclusion

The retrospective erection of the 1.8m close-boarded fence at 1 Rose of View Drive is justified on the grounds of:

- Child safety due to proximity to the A151
- Modest and domestic scale
- No harmful visual impact, particularly with proposed hedge planting
- No impact on flood risk
- No adverse effect on neighbouring amenity

The applicants acted without awareness that planning permission was required and have demonstrated willingness to mitigate visual impact through landscaping.
In planning terms, the development represents a reasonable and proportionate form of domestic enclosure in response to legitimate safety concerns.
Accordingly, it is respectfully requested that South Holland District Council grants retrospective planning permission.