



Planning Statement

**Erection of fence over 2m
(retrospective):**

**West View,
Hallgate,
Moulton,
Spalding,
Lincolnshire,
PE12 6QG**

1. Introduction

1.1 The Application

This Planning Statement has been prepared in support of a retrospective full planning application for the erection of a fence over 2m in height at West View, Hallgate, Moulton as outlined on the accompanying plans. It is a re-submission of the application ref: H13-1275-21 which was refused on the grounds of keeping of more than 6 dogs on the site would not be acceptable, this re-submission is for the fence only.

This application is to be made by JC Architectural Consultant on behalf of their client who live at the site and developing the dwelling and amenity space for their own comfort and enjoyment.

1.2 Drawing List

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0268-21-02A Fence Retrospective

2. Site and Surrounding Context

2.1 The Site Location

The site is located off Hallgate on the outskirts of Moulton and is a small dwelling on a much larger plot, in a cluster of three large plots with similar sized dwellings. Generally, the site is surrounded by agricultural land on 3 sides and neighbours directly on to another dwelling to the north.

The fence that has been erected and comes under this application retrospectively runs along three sides of the site with the front, facing the

highway, having a brick wall with infill panels (to match the fencing) already approved under a separate Planning application.

3. Proposal

The proposal forms the retrospective permission of the erection of a boundary fence over 2m in height.

The boundary fence has been installed by a specialist contractor and a datum level was taken from the edge of the highway as, in time, the driveway and garden will be made up to level with this. The site itself undulates across the entire area so it is difficult to take an accurate height measurement for the fence as installed, as a general indication the height of the fence at the lowest point on the site is 2.05m and at the highest point on the site it is roughly 1.9m. However, working from the datum set out from the highway the average height is approximately 2.02m, only 2cm over what is allowable under the permitted development rights.