

Erection of Boundary Fence with Screen Planting (part retrospective)

Greystones, Cranesgate South

Holbeach St Johns, Holbeach PE12 8RJ

For Mr. & Mrs. P. Hydes



PLANNING STATEMENT

July 2026

INTRODUCTION

This is a Householder Application seeking consent for the erection of boundary fencing to an existing detached dwelling located at the junction of Cranesgate South and Jekils Bank, Holbeach St Johns.

The proposal also includes an element of screen planting to the Jekils Bank frontage for reasons detailed within this Statement.

THE SITE

Greystones is a detached bungalow with existing vehicular access from Cranesgate South which is a narrow cul de sac leading from Jekils Bank. The site benefits from several mature trees close to its boundaries. The site extends to 0.18hectare.

Relevant Planning History

H23-0478-78 – Erection of Dog Kennels granted 5th July 1978

Two conditions were attached to that consent – a screen hedge was to be maintained at a height of not less than 6 feet around the boundaries of the site. The other Condition related to the number of boarding kennels to be no more that nineteen unless otherwise agreed with the Local Planning Authority. This consent was implemented but was superceded in 1988 as below.

H23-1206-88 – Erection of Dog Kennels granted November 1988

This was effectively the replacement of the original kennels using more permanent materials. These kennels were constructed and exist on the site today. No Conditions were attached the Planning Consent.

Pre-Application Consultation – HPE-0277-26

In May 2026 the current owners of the property pro-actively sought advice from the LPA regarding boundary fencing to their property.

Within the Pre-App advice were the following observations

“...The fence along Cranesgate South is largely considered to be more suitable due to the overall element of concealment it benefits from via the single carriage road, beyond this point, the fence along the main road of Jekil's Bank is not acceptable due to the openness of the road and subsequent clear view of the fence when travelling along the highway...”

PROPOSAL

Following the receipt of the Pre-App response the clients have carefully considered the most practical and appropriate course of action in order to make any development lawful, whilst maintaining secure enclosure to their property.

Practicality

The premises have consent for dog kennels and there is a practical issue of keeping animals in a secure environment. If the dogs get free from the kennel enclosure it is essential that the site perimeter is fit for purpose to prevent escape onto neighbouring property and also in this case the public highway. The erection of a suitably robust fence at a suitable height is essential. The fence also offers a degree of sound reduction particularly compared with a natural screen hedge.

Appropriateness

It is acknowledged that the placing of a solid timber fence close to the highway, in this case Jekil's Bank, is not the most aesthetically pleasing form, therefore the submitted proposal is to position the fence back from the road to give the required security and also introduce a soft appearance by way of native species hedgerow planning immediately in front of that boundary fence.

Such a proposal places this boundary arrangement back in line with the hedgerow immediately to the west of the site along Jekil's Bank .



Fence to be set back behind line of existing hedge to allow for new screen hedging to Jekil's Bank frontage

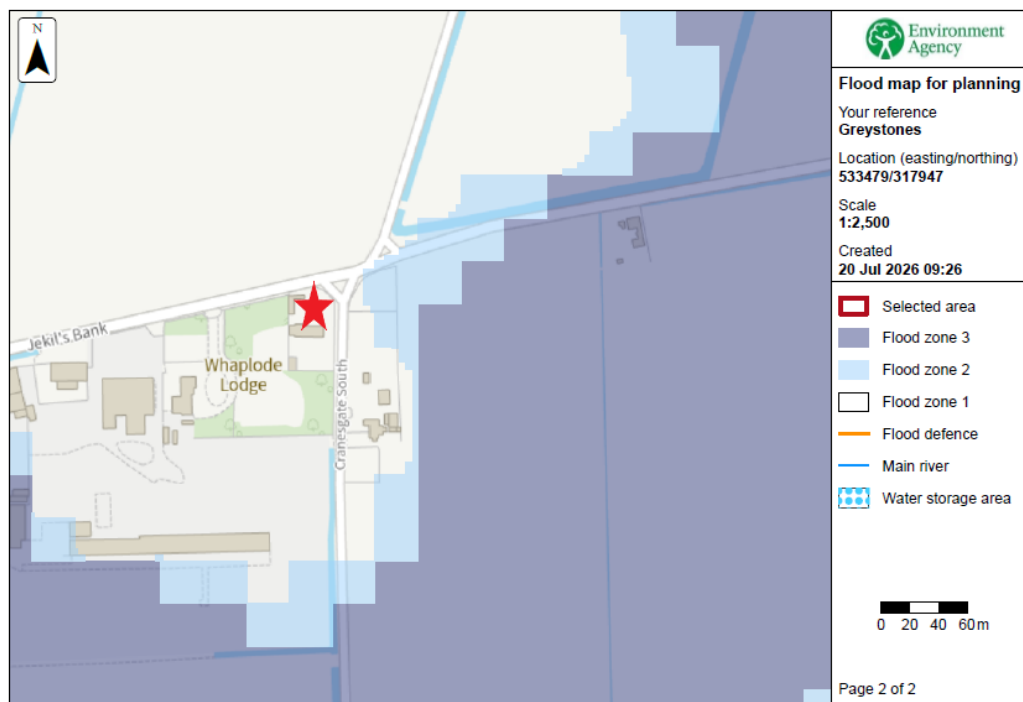
The provision of the screen hedging can be secured by a suitably worded planning Condition in order that the planting is maintained indefinitely. This will serve to protect the visual character of this rural location with no detriment to property security or highways visibility.

Recent examples of such a Condition can be found under H06-0313-26 (Long Sutton) where a hedge is proposed to screen a proposed frontage wall and H02-0710-26 (Crowland) where screen hedging proposed to screen a building.

TECHNICAL CONSIDERATIONS

Flood Risk –

Reference to the EA Flood Map for Planning indicates the site to be located within Flood Zone 1 and as the proposed works do not impact upon or affected by flooding it is not necessary to undertake a site specific flood risk assessment in this instance.



Highways

There is no adverse impact on highways elements, including visibility, at this minor junction along Jekil's Bank which is actually a Y-junction arrangement which itself provides enhanced visibility for traffic merging onto Jekil's Bank which is subject to a 40mph speed restriction

Utilities

There is existing overhead electricity apparatus within the boundary of Greystones comprising a transformer located at high level on poles. The fence provides an element of protection to the poles at ground level and with the proposed landscaping to be in the form of a hedgerow this will avoid future conflict between tall vegetation and the overhead apparatus.

Biodiversity Net Gain

Please refer to the accompanying Exemption Statement referring to BNG (BioDiversity Net Gain)

CONCLUSION

It is acknowledged that boundaries to property are an important factor in the overall character of development, particularly in a rural setting such as this.

However, there are specific reasons why my Clients require a more robust and permanent form of boundary as referenced earlier in this statement.

The prior consultation with the LPA found acceptance of an element of the boundary fencing i.e. along Cranesgate South, but that the replacement boundary fencing as erected along Jekil's Bank was in conflict with Planning Policy such as NPPF Section 12.

My Clients are proposing to reposition the erected fence further back into their property and also introduce screening in the form of native species hedging which will be placed in line with the existing hedge to the west of the application site.

This will provide the essential security to the property and its kennels as well as provide an appropriate soft boundary to the street scene along Jekil's Bank. This is considered to be an acceptable proposal and certainly as appropriate if not preferable to many examples in the locality.