***Planning Statement:***

***To support the application for moving part of the garden fence at Tolcarne, Sandpit Lane, Thurston, Bury St Edmunds, IP31 3SD***

**The Brief**

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The applicants are seeking to move part of the garden fence out to the property boundary that is adjacent to a road and footpath.

There is a mixture of fence lines in the surrounding area, both adjacent to and set back from the path/roadside, so the proposed adjustment is in keeping and will allow the applicant increased privacy and better usage of their land.

**The Proposal**

The property has an eastern boundary adjacent to a road with a footpath but the existing fence does not wholly follow this boundary. The fencing to the front of the property is along the boundary to the footpath, but the fencing at rear of the property is set back from the path by approximately 2 metres. There is also a small window in the ground floor east facing wall of the property overlooking the footpath and passing pedestrians can look directly into the lounge via this window. There is currently no fencing between the window and the path, so pedestrians can even approach the window to look directly into the house; this affects the privacy of the applicants when using the lounge and they feel it necessary to have a closed blind at this window both day and night.

The set back part of the garden fence also limits the access to a garden storage area at the east end of the house. The orientation of the property within the boundaries of the plot has created some awkward angles and pinch points for access to this area.

The proposal is to reposition a section of the garden fencing so that it both encloses the side lounge window and is moved out to the property boundary running along the footpath. This would allow for greatly improved access to the garden storage area and ensure privacy by bringing the side window behind the fence line. It is felt that this adjustment to the fenceline would be acceptable in planning terms because it is no different to the layout of fencing on many of the neighbouring houses in the surrounding area.

The adjustment of the fence line is far enough away from the private driveway access that visibility of traffic to drivers pulling out onto the road will remain unaffected. A photograph of the existing line of site has been included with the planning application documents.

**Design**

The design approach is to reposition and replace part of the fence with close board panels similar to the existing fence in height and appearance. The existing rotted wooden posts and gravel boards will be upgraded to concrete ones for improved longevity. This style of close board fencing is in keeping with other boundary fences on nearby properties.

**Neighbour Consultation**

There are no adjoining neighbours on the side of the property where the fence is being moved and therefore this change will have no direct impact on immediate neighbours.