

Design Statement:

Replacement of exiting fence. We are applying for planning permission due to the bullet point highlighted below in yellow. Our proposed new east boundary will meet with the Church Wall.


Planningportal.co.uk:

You will **not** need to apply for planning permission if you wish to erect a new; or alter, maintain, improve or take down* an existing fence, wall or gate if the following conditions are met:

- in regard to its height:
 - it is next to a highway used by vehicles (or the footpath of such a highway) and it would **not exceed** one metre in height (from ground level); or
 - it would **not exceed** two metres in height (from ground level) if elsewhere; or
 - if an existing fence, wall or gate already exceeds the limits above, that its height would **not be increased**.
- no part of the site is a listed building or within the curtilage of a listed building.
- **no part of the fence, wall, gate or any other boundary involved, forms a boundary with a neighbouring listed building or its curtilage.**
- the right to put up or alter fences, walls and gates has not been removed by an article four direction or a planning condition.

If any of these conditions are not met, then you will need to apply for planning permission.

Existing:

		
<p>East Boundary Meeting Church Wall (Concrete posts, black mesh) Limited boundary in place. We would guess that the original boundary was higher than the church wall as indicated by the concrete post height in the picture.</p>	<p>North Boundary (propping holding up exiting fence, posts and panels are rotten)</p>	<p>North Boundary (panel missing replaced with wire temporarily)</p>

Proposed:

North Boundary – Removal of existing. New concrete posts, gravel boards and timber fencing panels. All less than two meters or where the existing height would not be increased. No boundary with listed building.

East Boundary – Removal of existing. New concrete posts, gravel boards and timber fencing panels. All less than 5ft high. The reduced height aiming to be more in keeping with the church wall (our side of the boundary at the fence line the church wall is around 4 ft tall).

One post will be located adject to the church wall. We propose to leave a gap between the church wall and the fence post of 15cm.