

Supporting Planning Statement

Retrospective Application for
Timber Boundary Fence

The Former Six Ringers Public House
47 Gorefield Road,
Leverington,
Cambridgeshire.
PE13 5AS

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Project Introduction:

This document is designed to support our application for retrospective planning permission approval for the existing timber fence which currently surrounds the residential garden area to this property. This application has been submitted following the receipt of a letter from planning enforcement at Fenland District Council.

Site Information:

The site is located at the junction of Ringers Lane and Gorefield Road and was originally a public house with a residential flat until a recent change of use planning application to turn the property into commercial business premises with a residential flat. As can be seen from the detailed site plan on the attached drawing, the property is located at the rear of the site with no land except a footpath existing between the property and rear boundary with 'Orchard House'. When the property was a public house, the land at the front was laid to gravel and used as a car parking area for customers visiting the premises however, now the use class has been changed, our client required an external private amenity area to be attached to the residential flat, an area which they could use without being overlooked or affected by people, surrounding properties or passing vehicles.

With this land being located at the front of the property and being very open and exposed, our clients wanted to enclose this area to ensure it is safe for children and animals whilst also providing an enclosed garden / amenity area for the flat, a point which is normally included within a planning application for a new dwelling.

A further reason for fencing this area off followed events during the conversion works when cars parked on the site who was not connected to the property or our client and cars also cut the corner of the junction by travelling over the site, events which our client wanted to prevent, hence why the existing timber fence has been constructed,

As can be seen from the plans submitted as part of this application, this garden area is overlooked by several properties including the 'Orchard House' to the rear, the new houses currently being constructed on the opposite side of Ringers Lane, and several properties located on Gorefield Road, as well as numerous vehicles which pass the site on a daily basis as the site is located at a busy road junction.

Boundary Fence Construction:

The timber fence installed on site consists of timber post and rails with vertical boarding in overall heights ranging from 1.800m to 2.200m high. The various height locations are as indicated on the attached drawing which forms part of this application. It can clearly be seen that the installation of this fence has not affected the visibility splay of the road junction in any way, a point indicated on the attached drawing and photographs provided.

Conclusions:

Looking at the timber boundary fence which has been constructed on site we would conclude the following:

- It has clearly been demonstrated that the fence does not affect or impair the visibility of drivers at the junction of Ringers Lane and Gorefield Road.

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- The land, which is located at the front of the site, was very open and exposed and therefore enclosing it provides an area of private garden amenity space for the property which to date did not exist.
- The installation of the fence around this area prevents members of the public using the site for unlawful activities such as parking and cutting the corner.
- The fencing as installed does not create shadows affecting any neighbouring properties, no does it restrict day light to any surrounding properties.

Bearing all the above in mind, we are therefore of the opinion that our client has created an enclosed garden area for the residential property without causing any harm or having any detrimental effect to any other properties and therefore this application should be looked on in a positive manner and subsequent planning permission approval should therefore be granted.

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