




Our Ref: JCY/MER/11AD
Date: 23rd November 2023

Private and Confidential

Carole Kingscott
11 Armstrong Drive
Warmley
Bristol
BS30 8RD

Shannon Way
Ashchurch
Tewkesbury
Gloucestershire
GL20 8ND

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Dear Carole

Alterations to your home – 11 Armstrong Drive, Warmley, Bristol, BS30 8RD

Thank you for your recent enquiry requesting permission to make the following alterations to your home.

Alteration Details – Permission for single 1800mm wide x 1800mm high double sided picket fence, to front elevation- and replacement of existing 900mm picket fence for rest of boundary.

I am pleased to tell you Bromford have no objections to you having completed this work provided the conditions accompanied with this letter are met;

- The works are to be carried out by a competent tradesperson – ensuring they follow best practice.
- All materials and workmanship should be of a decent standard.
- The fence that is being installed is to follow the existing boundary line denoted by the original posts – and is not to exceed the maximum permitted height under planning law.
- You should have consulted with your neighbours regarding the proposed alteration works prior to starting.
- The works are to be carried out within your property boundary.
- It is your responsibility to maintain and carry out any future or on-going repairs to the newly installed fence.
- You must ensure that no damage is caused to any property/gardens whilst carrying out the works, and if any damage is caused it is to be fully rectified at your expense.

Please note that our permission is valid for 12 months from the date of this permission letter. If the works have not been completed within the time, you will need to contact us within 28 days before expiry of the permission to apply for an extension.

If I can help further, please do not hesitate to contact me.

Yours faithfully



Joe Corbett – Young
Adaptations and Customer Alterations Coordinator
Investment Delivery Team
0330 1234 034
Email: customeralterations@bromford.co.uk

CONDITIONS WHEN UNDERTAKING ALTERATIONS/ADDITIONS

TO BROMFORD HOUSING GROUP PROPERTY

1. The entire expense of the alterations/addition shall be borne by the resident. Bromford accepts no financial liability during or after the period of occupation by the resident.
2. Where applicable, in the event of Bromford subsequently deciding to carry out a scheme of replacement of the fixtures concerned, the resident shall have no claim for reimbursement of the whole or part of the cost of the alteration/additions.
3. On vacation of the property, should Bromford decide to require the reinstatement of removed fixtures or other alterations, in the interests of future residents, the outgoing resident shall bear the entire cost of such reinstatement. **This reinstatement shall not be enforced unreasonably.**
4. On leaving the property, the outgoing resident shall have no claim for compensation by the incoming resident for improvements carried out.
5. The fixture installed or alteration carried out, shall be maintained at the expense of the resident during their tenancy and shall be in good order when the property is vacated.
6. All external additions such as verandas on covered ways shall have all woodwork painted by the resident on every occasion when external painting is carried out by Bromford and in matching colours.
7. We specify that all gas and electrical appliances and supplies must be reconnected/installed by an appropriately qualified person.
8. If the alterations result in a change to the number of rooms or a change in the use of a room e.g. garage to bedroom, the rentable value will need to be reassessed and council tax informed of the changes.