

Planning & Community Involvement Statements

No.5 Lancashire Hill, Warfelds, Bracknell RG42 3HZ

1. This application is for the erection of a timber close boarded garden fence to replace existing shrubs and therefore a change of use from amenity to private residential use.
2. Title deeds obtained from Land Registry demonstrate that all the land is in the ownership of No.5 Lancashire Hill.
3. The existing shrubs were in poor condition and didn't properly screen the property from the road.
4. The property, No.5, does not benefit from a rear garden. The front garden is currently used as the main garden space and does not have any privacy from the road. The proposal aims to form a safe enclosed garden suitable for a family home.
5. The proposal is for a 1.8m timber garden fence along Lancashire road retaining 0.4 metre verge between the footpath and the fence that will be planted with shrubs. The suggested planting is Euonymus Japonicas Bravo or similar.
6. The new planting will maintain the verdant/green appearance in front of the new fence and will have a positive impact on the character of the area.
7. Several properties along Lancashire road appear to have removed the shrubs and placed a fence for privacy. Below is an image of these fences.

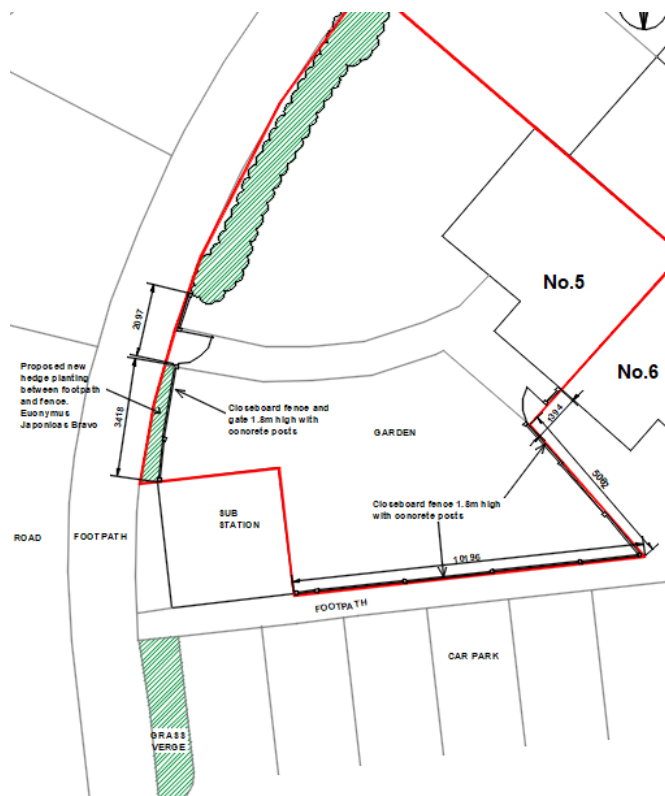


Properties opposite No.5 Lancashire road that have added fences placed up to the footpath and appear to have little impact on the openness of the street scene.

- The adjacent property No.6, was granted planning consent for a 1.8m fence along their boundary (ref: 01/00427/FUL). This sets a precedence for the proposed fence along the car park/ southern boundary.



View of the fence for No.6 along the southern boundary/car park.



Proposed layout plan showing extent of amenity land

The openness of the street scene remains unobstructed. The new fence position does not visually disrupt the relatively verdant and open nature of this section of Lancashire Hill.

Conclusion

The new fence will properly screen the applicant's main and only garden space and make it a safe enclosed garden suitable for a family home.

It is considered that the new fence position will not affect the visual amenity space of the area and we would encourage the planning officer to carry out a site visit to fully understand the location of the fence.