

Fence Planning Application - 6 Monkridge, Whitley Bay, NE26 3EQ

Dear Planners,

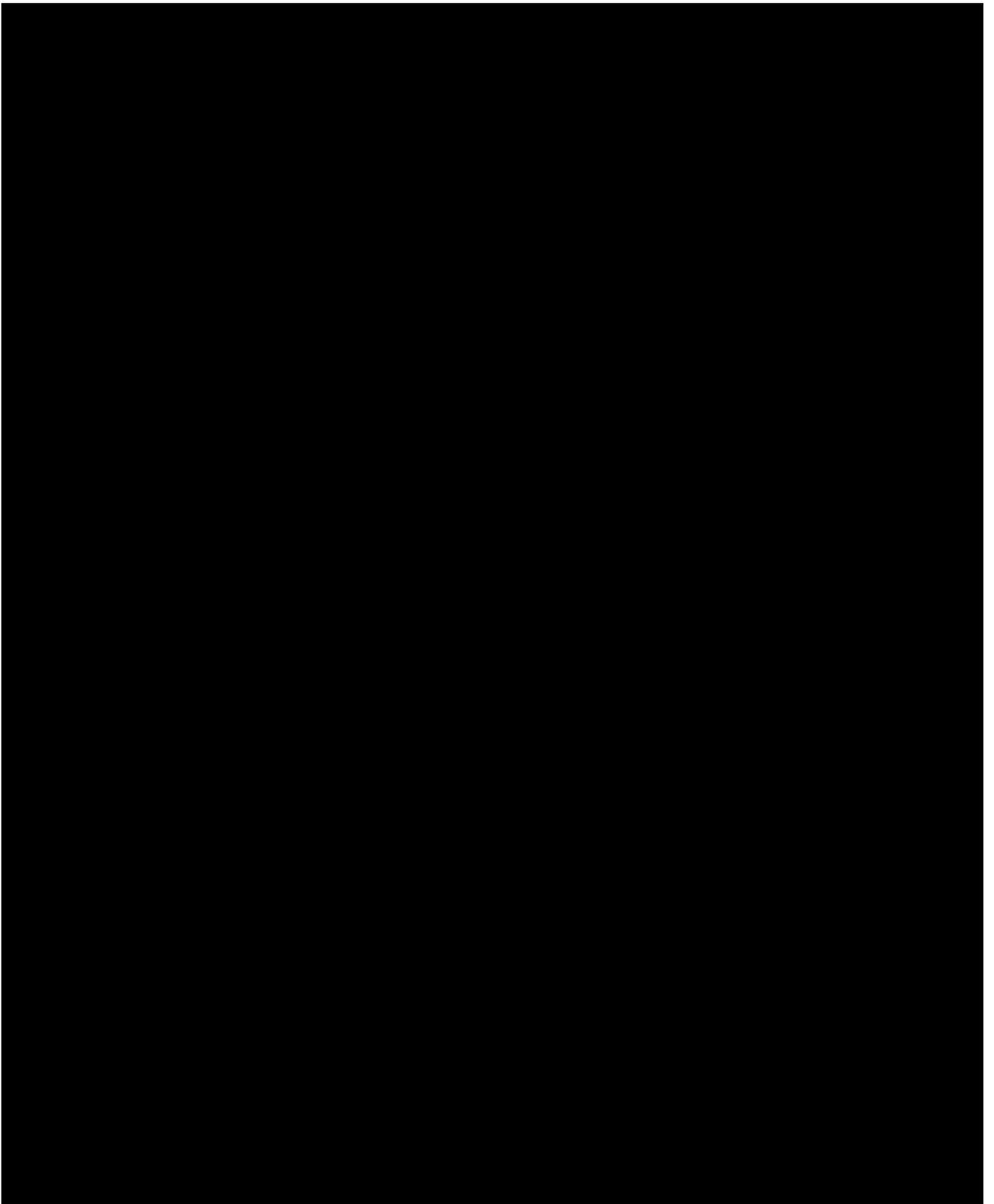
Please find attached our application for retrospective planning permission for our property at 6 Monkridge, Whitley Bay. We can only apologise that we did not apply in advance, but we were not aware that this was a requirement. We thought we were being diligent and working to the terms of our property deeds, and in line with neighbouring properties, but were not aware of the additional planning requirements, and are thus submitting now we have been alerted to this need.

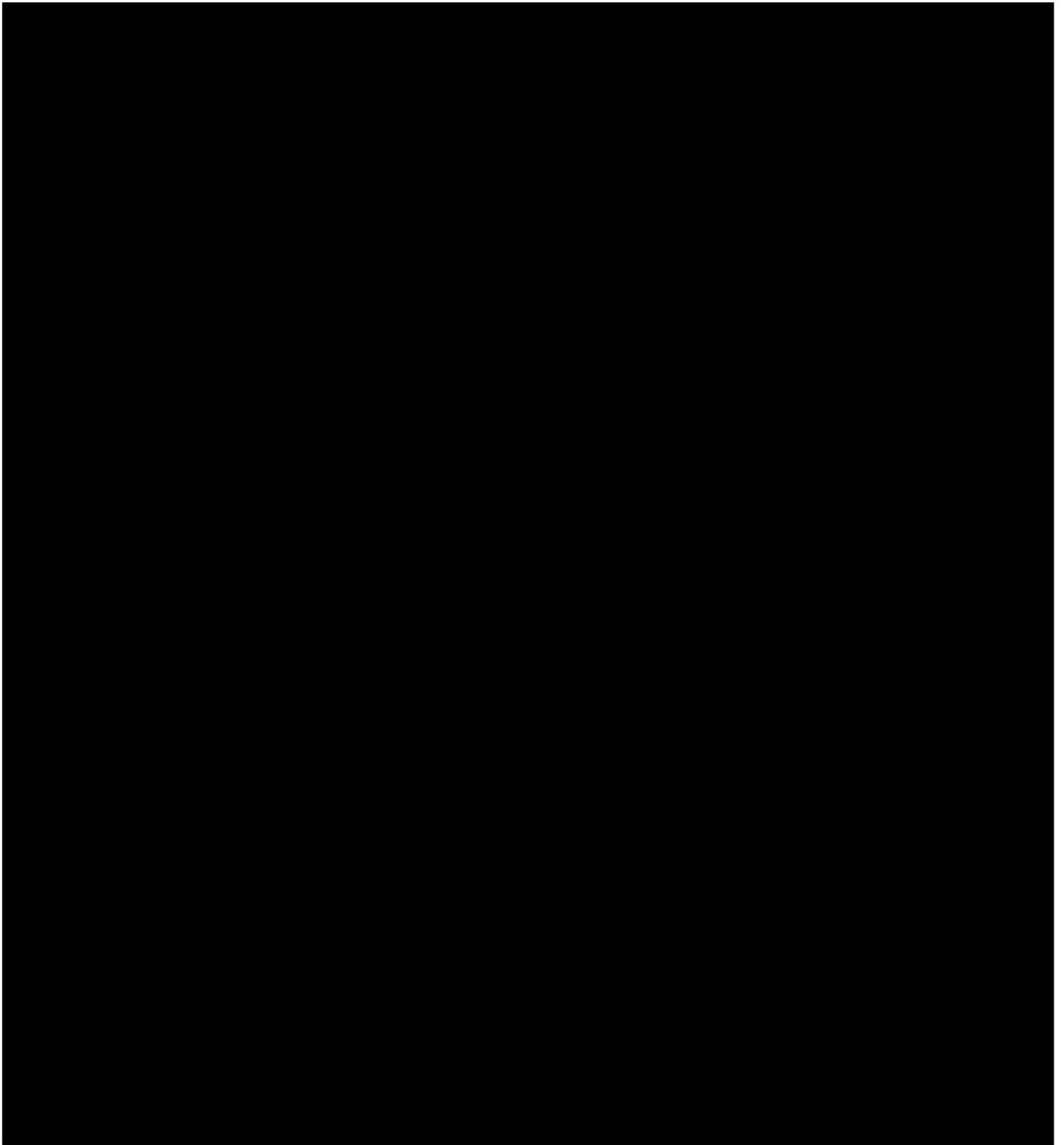
When we erected our fence last year, we tried to be considerate of the local area and appearance of the fence, and as such opted for a ~1.4m (combined total height on top of existing brick wall) open board directly in front of the property so as not to obscure the front aspect, with a closer board of ~1.8m (combined total height on top of existing brick wall) around the side and corner of our property and driveway.

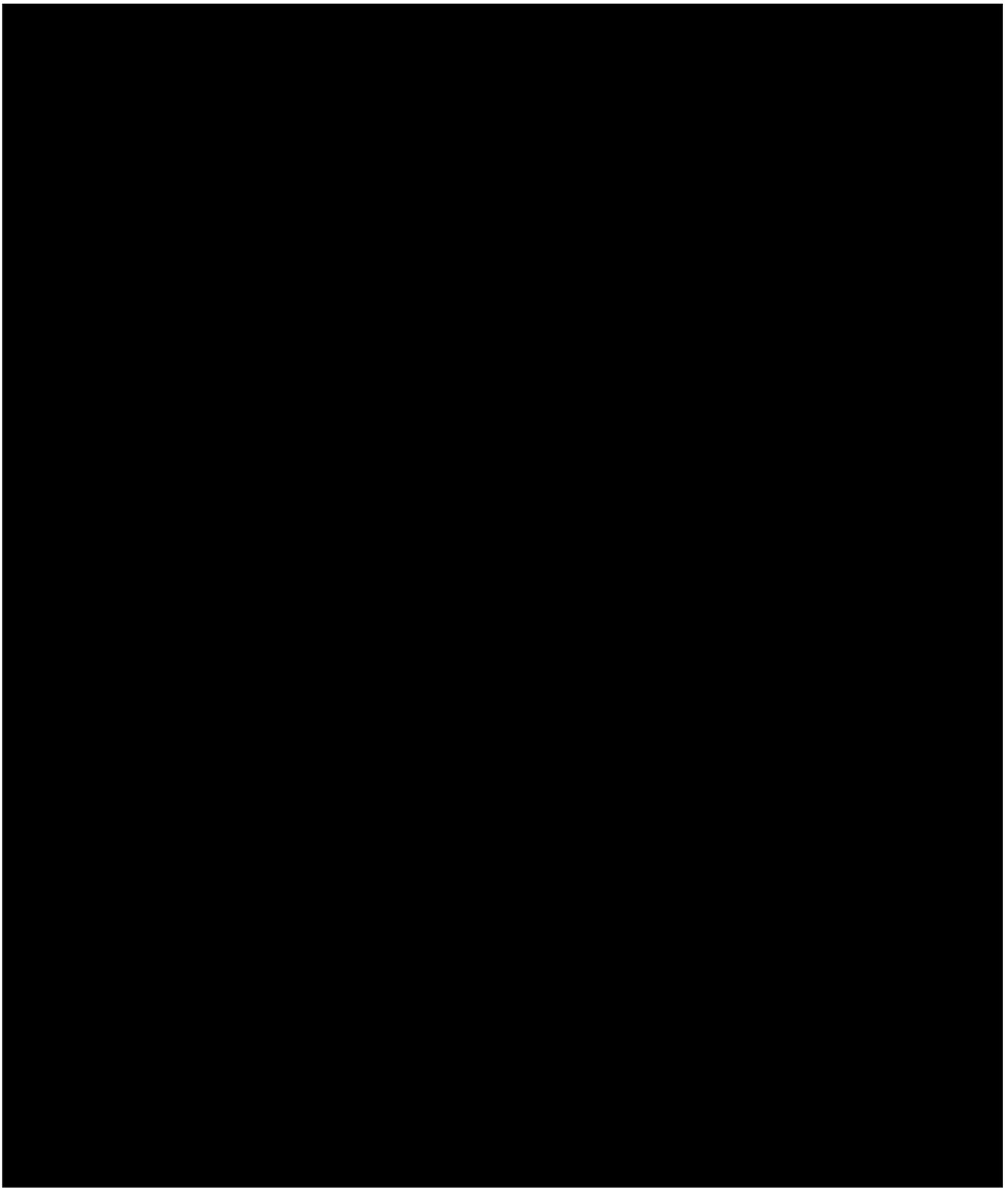
As we are on a corner plot the outside space to the side of our property is our main garden area and there were several reasons that led to us opting to erect a fence around it:

- To provide a secure garden for our young children
- To provide privacy to be able to enjoy our property
- To shore up the existing ageing brick wall in order to extend its life
- To provide some respite to the main property from the strong weather conditions that are frequently experienced living near to the coast
- To prevent antisocial behaviour which is quite frequent from the high school children walking to the shops and back daily, which only became apparent following the purchase of the property
- To provide security from the frequent predatory scrap collectors who drive round on a regular basis, often entering private land

When making decisions on style and height of the fence before erection, we looked around the local area and tried to ensure our fence was in keeping with others, and were careful to ensure that existing shrubs and trees were kept in order to maintain a green space and habitat for wildlife. We found many examples of similar height and style fencing, particularly on corner plots in the local area. We are the last of the 4 properties at either end of Ross Way to have erected a fence so this was the primary basis for the decisions on the height and style of our fence:







Having reviewed the North Tyneside Design Quality Planning Guidelines we believe our fence design is aligned with this, in particular the guide states that:

- High brick walls or fence on top of low walls are appropriate for corner plots
- Boundary walls and fences should reflect the materials and detailing of the surrounding context of the property, which we believe we have adhered to by considering the properties as stated above and by retaining existing shrubs and trees which grow above the fence level (or the fence is cut to accommodate these)

Our property is also on a very open junction where visibility is still excellent and not impeded by our fence, and this is highlighted in the visibility splay we have had produced for this planning application. Traffic volume is very low along both Monkridge and Ross Way as these streets only tend to be used by residents for access, rather than as a through road. Speed limit is 20mph although most road users are observed at very low speeds.

With regards to visibility from our next door neighbour's driveway, the fence is angled away from their property to improve visibility for them, and the current fence height of ~1.4m is the same height as their own gate post and hedge on the other side. We would like to increase the height of this fence to ~1.8-2m as it does not afford us the privacy we would have hoped for in our own home.

I have also highlighted some of the other local examples below which bear similarity to our fence and gates, and are within a short walk, in the following pages. Where possible we have identified relevant planning applications.

Thank you for consideration of our application.

Yours faithfully,

Dani & Matt Anderson.

