

PLANNING STATEMENT FOR GATES AND FENCING ON THE FRONT BOUNDARY (RETROSPECTIVE APPLICATION)

Stavesacre Cottage Longfield Avenue Gravesend Kent DA13 9HP

1. Proposal

This is a retrospective planning application for the retention of gates and fencing on the front boundary of the site.

This planning statement is to be read in conjunction with the planning drawings as listed in the application.

2. The Site

The site is on the Green Belt in a residential area on an unadopted road predominately made up of dwellings with private gardens. There is no conformity to the houses within Longfield Avenue as they are of different plan sizes. The elevations consist of a mixture of styles and cladding.

All of the dwellings within this part of Longfield Avenue have had various types of high fences with gates added to their frontage facing the unadopted road.

3. The Proposal

The applicant is in the process of installing a new fence and gates at the front of the property, mainly to secure the property as it is remote and has been informed of people going onto the property and taking things in the evening (the current picket fencing is not high enough or secure to prevent intruders).

He has also had a car keyed on the driveway and has have found empty alcohol bottles in the garden, suggesting people are drinking on the property whilst empty.

The property is currently inhabitable whilst being converted (Gravesham are aware of this), he has high value items on site, which is why we he has also had to have cc tv installed as well.

Once the applicant is living in the property his work involves traveling a fair amount and he will be leaving three females at the property who are obviously shaken by the fact there have been thefts as the current fencing is insufficient to prevent this.

The unmade road to the front is extremely dark in the evenings and there is a lack of neighbours to assist if a break-in should occur.

[REDACTED] Council and raised an inquiry on the the height of the fence being over 1 metre high, when the applicant contacted three separate reputable fencing companies for ideas/quotes, they all mentioned the 1 metre height rule, but all also advised him that "this did not apply to private unadopted roads" especially as the applicant is liable for the upkeep of the road to the front of the property and not Kent Highways.

As you look along this part of Longfield Avenue all of the other properties have fencing on their frontage above 1 metre in height (see the enclosed photographs) and do not have planning consent for their development.

The applicant has recently had planning approved on the property and building control have visited so he would definitely have applied for planning regarding the fence and gates at this time had he believed it was required.

The new fence is 2 metres with hedges exceeding this height located behind it and comprises of a 2 metre 125mm feather edge lapped timber with horizontal aris rails to garden side with facing brickwork piers supporting hardwood gates and pass door which has all been constructed to a high standard and blends into the rural streetscene.

Conclusion

As the site is located within a very remote area and security is a must the new fencing would not impact on the rural streetscene, blends into the rural enviroment and should be given planning consent .

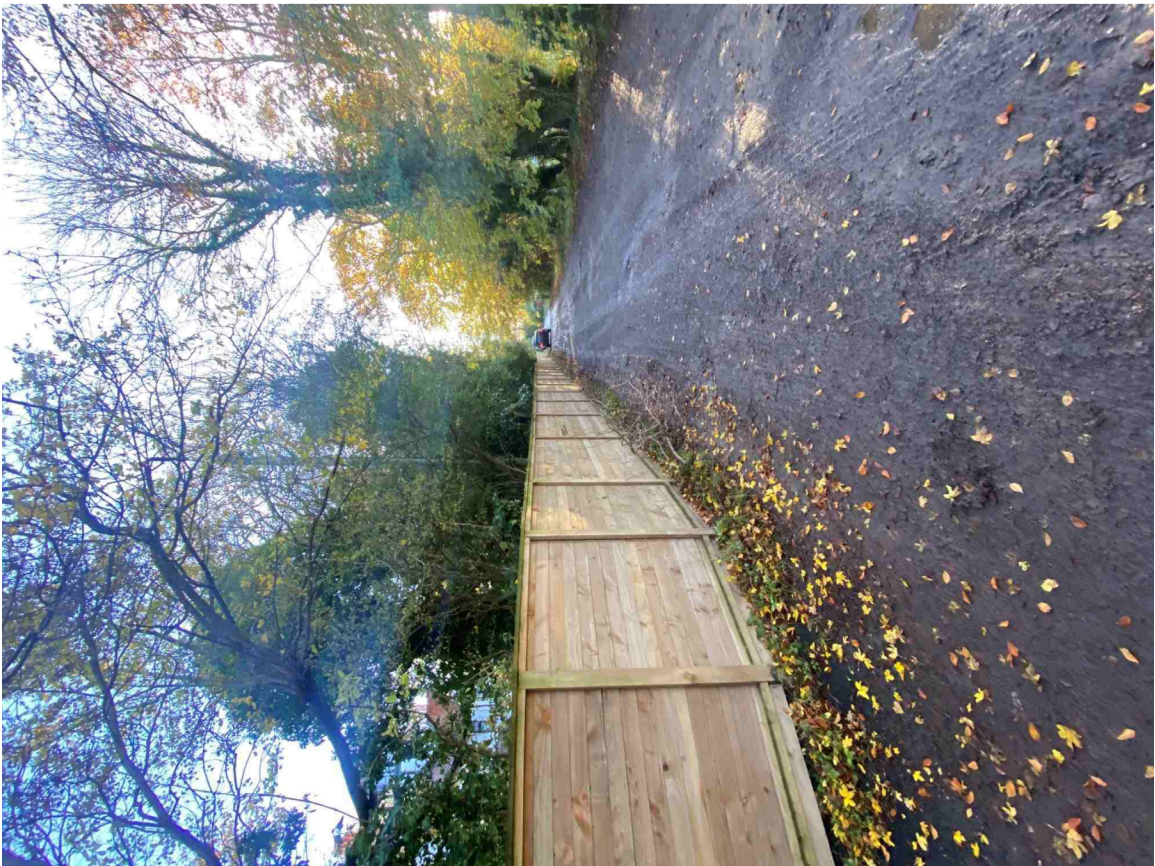
PHOTOGRAPHS

Fences to frontages of properties within Longfield Avenue













Damage to car



New frontage fence to Stavesacre Cottage

