

Planning Statement – Retrospective Application for Raised Decking and Privacy Fence – 92 Ferndale Road (LPA ref: 25/42/NOPP)

This statement supports a retrospective planning application for a raised decked area and associated privacy fencing at the rear of the property.

The previous deck was removed to facilitate the construction of a rear extension. Following this, a new deck was installed measuring approximately 860mm in height, with a depth of around 3.5 metres and spanning the full width of the property. The decking is set away from the western boundary, and a privacy screen has been erected along the eastern boundary. This screen rises to a total height of approximately 2.6–2.7 metres from natural ground level.

The purpose of the new decking is to provide a usable outdoor amenity space that responds to the raised internal floor level of the new extension. The privacy screen was installed to reduce overlooking towards the neighbouring property at No. 90. However, it is acknowledged that the current height of both the deck and the fence exceeds the limits set by the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore planning permission is required.

The applicant was unaware that the development would require formal consent and is now seeking to regularise the situation.

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