



- (b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level;

The proposed fence would be 1 metre high to be erected to the front elevation.

- (c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or

The proposal would replace an existing mid-level hedgerow with a 1-metre-high fence to the front elevation.

- (d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building.

The host dwelling is not a listed building.

Recommendation: Application Permitted

Conditions:

- 1 The development would be permitted by Class A of Part 2 within Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015, as amended.

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/26/1109

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Existing and Proposed Elevations (Fence)	523/26/P/03	27.07.2026
Plans	Location & Block/Roof Plans	523/26/P/01	13.07.2026
Photos	Photo Sheet	523/26/P/02	13.07.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 07.09.2026

Authorising Officer sign/initial Tamara Dale Date: 21.09.2026