

DESIGN AND ACCESS STATEMENT

Householder Planning Application

Erection of 1.83m (6ft) timber boundary fence with integrated pedestrian gate, including a 2.0m × 2.0m visibility splay at the drive entrance

Applicant:	Callum Thomas Hynes-Shippam
Property Address:	30 Kay Brow, Ramsbottom, Bury, BL0 9AY
Proposal:	Erection of a 1.83m (6ft) timber closeboard boundary fence with integrated pedestrian gate along the western (Grants Lane) property boundary, incorporating a 2.0m × 2.0m visibility splay at the drive entrance and two short internal perpendicular returns within the curtilage.
Application Type:	Householder Planning Application
Local Authority:	Bury Metropolitan Borough Council
Application Ref:	73133
Document Date:	24 June 2026
Revision:	B (superseding the April 2026 issue — see Section 1)

1. Introduction

This Design and Access Statement accompanies a householder planning application to Bury Metropolitan Borough Council for the erection of a 1.83m (6ft) timber closeboard boundary fence with integrated pedestrian gate at 30 Kay Brow, Ramsbottom. The fence is located along the western property boundary, which is adjacent to Grants Lane.

Planning permission is sought because the proposed fence exceeds 1 metre in height adjacent to a highway, as defined under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2, Class A.

This is Revision B of the Design and Access Statement, superseding the version submitted with the original application of 16 April 2026. Since that date, the application has been the subject of two validation responses from the Council's case officer (dated 11 May 2026 and 4 June 2026). This Revision B reflects the resulting design changes — in particular the introduction of a 2.0m × 2.0m visibility splay at the drive entrance, a 200mm setback of the fence inside the title boundary to avoid any encroachment on the adopted highway, and the recognition that the proposal affects the setting of a nearby Grade II listed building. A separate Heritage Statement has also been prepared in support of the application and should be read alongside this document.

2. Site Description and Context

2.1 The Property

30 Kay Brow is a residential dwelling within an established mid-twentieth-century flatted development on Kay Brow, Ramsbottom, within the Metropolitan Borough of Bury. The development sits in mature landscaped communal grounds. The application site occupies the south-western corner of the development and is bounded on its western side by Grants Lane.

2.2 Grants Lane

Grants Lane is a secondary lane joining Kay Brow. It carries vehicular traffic and forms part of the local highway network. A public footpath runs along the lane between the property boundary and the carriageway.

2.3 Existing Boundary Treatment

The existing condition of the property's western boundary is open. There is no existing fence, wall or other built boundary treatment along the proposed fence line. The boundary is presently defined only by the back of the highway edgings. The proposed fence would, for the first time, define this boundary.

No demolition or removal of any existing built feature is proposed.

2.4 Planning Designations and Heritage Context

- **Conservation Area:** The application site is located *adjacent to* (but *not within*) the Ramsbottom Conservation Area.
- **Listed buildings:** The application property is not itself a listed building and is not within the curtilage of any listed building. However, by the Council's second validation response of 4 June 2026, the Council has confirmed that the proposal *affects the setting* of Barwood House, a Grade II listed Georgian property (NHLE entry 1356819) situated along Grants Lane to the south.
- **Article 4 Direction:** To the applicant's knowledge, no Article 4 Direction applies to the property that would remove permitted development rights for boundary enclosures.

A separate Heritage Statement, prepared in accordance with paragraph 200 of the NPPF, accompanies this application and assesses the impact of the proposal on the significance of Barwood House and on the setting of the Ramsbottom Conservation Area. The conclusions of the Heritage Statement are referenced in Section 4.4 below.

3. The Proposal

3.1 Description

The proposal is to erect a 1.83m (6ft) timber closeboard fence with integrated pedestrian gate along the western property boundary. The fence comprises four short, connected runs with a combined length of 11.2m:

- **Main run:** 7.3m, running approximately north–south along the Grants Lane property boundary, incorporating the integrated pedestrian gate.
- **Diagonal (NW/SE) section:** 2.8m at 45° at the south end of the main run, forming a 2.0m × 2.0m visibility splay at the drive entrance.
- **North return:** 0.5m perpendicular, closing the small gap between the boundary and the existing dwelling wall.
- **South return:** 0.6m perpendicular, separating the driveway from the rear garden.

The integrated pedestrian gate is positioned within the main run, 0.2m from its southern end, with a 0.9m clear opening. The gate matches the fence in height (1.83m), material and finish, opening inwards into the curtilage. The two short perpendicular returns are internal to the curtilage and provide a tidy junction with existing dwelling and driveway features.

3.2 Materials and Construction

- **Posts:** Concrete posts (100×100mm) at a maximum spacing of 1.83m centres, set in concrete foundations of 0.60m minimum depth.
- **Base panel:** Concrete gravel board / base panel, 0.305m (1ft) high, beneath each fence panel.
- **Fence panels:** Closeboard timber fence panels, 1.525m (5ft) high, above each gravel board. Brown finish.
- **Gate:** Framed, ledged and braced timber pedestrian gate matching the closeboard fence panels in material and finish. Full height to ground (no gravel board), opening inwards into the curtilage.

- **Heights:** 1.83m above natural ground level, measured on the Grants Lane side, throughout all four runs.

Full construction details are shown on Drawing 73133/02 (Section A-A) submitted with the application.

3.3 Visibility Splay at Drive Entrance

In direct response to the Highways concerns raised in the Council's second validation response of 4 June 2026, the proposal incorporates a 2.0m × 2.0m visibility splay at 45° at the south end of the main run, immediately adjacent to the property's existing driveway. The splay is shown in plan on Drawings 73133/03 and 73133/04. The applicant accepts that the precise splay dimensions are indicative at this stage and will be confirmed with the Council's Highways officer once the application is registered.

The splay opens up sight lines from the existing driveway northwards along Grants Lane, addressing the visibility concern raised by the Council and ensuring that the proposal makes a positive contribution to highway safety.

3.4 Setback from the Adopted Highway

Also in response to the Highways concerns raised on 4 June 2026, the entire fence line is set back 200mm inside the title boundary, behind the back of the highway edgings. No part of the fence, post, gravel board or foundation encroaches onto the adopted highway. Certificate A under Article 14 of the DMPO 2015 therefore remains applicable to the application.

4. Design Justification

The following design justification is set out by reference to the relevant policies of the Bury Unitary Development Plan, in particular EN1/2 (Townscape and Built Design), H2/3 (Extensions and Alterations), SPD6 (Alterations and Extensions to Residential Properties), and HT2 (Highway Network) — being the policies routinely applied by the Council in its assessment of comparable boundary fencing applications (see Section 5 below).

4.1 Residential Amenity and Privacy

The principal justification for the proposal is the provision of reasonable privacy and amenity for the curtilage of 30 Kay Brow. In the current arrangement, the garden and driveway are fully open to Grants Lane, with no screening from passing pedestrians or vehicles. Meaningful private use of the outdoor space is currently very difficult.

The proposed fence would provide the customary degree of domestic privacy that is well-established as a legitimate planning consideration for householder proposals. The need is particularly acute on the western (Grants Lane) boundary, where the existing condition provides no screening of any kind.

4.2 Highway Safety and Visibility

The proposal has been designed in direct response to the Highways concerns raised by the Council on 4 June 2026:

- **Setback.** The whole fence line is set back 200mm inside the title boundary, behind the back of the highway edgings. No element of the fence or its foundations encroaches on the adopted highway (see Section 3.4 and Drawing 73133/02).
- **Visibility splay at drive entrance.** A 2.0m × 2.0m splay at 45° has been incorporated at the south end of the main run, immediately adjacent to the existing driveway, to maintain sight lines along Grants Lane (see Section 3.3 and Drawing 73133/04).
- **Public footpath unaffected.** The fence is set back inside the title boundary, so the public footpath along Grants Lane retains its full width and is entirely unaffected by the proposal.
- **No new access points.** No new vehicular access is created. The existing driveway access to the garage remains unchanged. The proposed pedestrian gate is the only new access point and is located within the main run, away from the splay and the existing driveway.

The policy rationale for the 1-metre restriction adjacent to a highway is the protection of visibility and road safety. In this case, those concerns are addressed directly and explicitly by the splay design and the setback, rather than relied upon implicitly.

4.3 Character and Street Scene

The proposal does not front onto Kay Brow, which is the principal residential frontage of the development. The fence faces Grants Lane, which is a quieter secondary lane. A timber closeboard fence in a muted brown finish is a conventional and proportionate boundary treatment for a modern flatted residential development. The current condition along this boundary is an unscreened curtilage edge of no particular townscape merit; a tidy, uniform fence treatment would, in the applicant's view, represent a modest improvement to the streetscape.

The applicant draws the Council's attention to a comparable boundary structure of approximately 6ft in height at a separate property at the end of the estate, just beyond the point where Grants Lane officially terminates. Photographs are enclosed. The applicant recognises that each application is determined on its own merits but submits that this comparable, unobjected structure supports the acceptability of similar treatment at the application site.

4.4 Heritage Considerations

As noted in Section 2.4, the application site is adjacent to (but not within) the Ramsbottom Conservation Area, and the Council has confirmed that the proposal affects the setting of Barwood House (Grade II listed, NHLE 1356819). A separate Heritage Statement, prepared in accordance with paragraph 200 of the NPPF, accompanies this application.

In summary, the Heritage Statement concludes that:

- The proposal involves no physical works to, or alteration of, the fabric of Barwood House or any associated curtilage building; there is therefore no direct impact on the architectural or historic significance of the listed building.
- The fence is of modest scale (1.83m), in traditional timber, with a muted brown finish, and is set back 200mm inside the title boundary. It does not interpose itself between Barwood House and any key view to or from the listed building.
- The proposal replaces an undefined open boundary, not a historic feature. No heritage fabric is lost. The fence is wholly reversible.
- The visibility splay responds positively to the Conservation Area Appraisal's recognition that the main highway dominates the area around Grants Lane.

On the analysis set out in the Heritage Statement, the proposal would preserve the significance of Barwood House and the character and appearance of the adjacent Ramsbottom Conservation Area, in accordance with paragraphs 200, 205 and 208 of the NPPF and section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant welcomes the input of Bury Council's Conservation Officer once the application is registered.

4.5 Residential Security

In addition to privacy and amenity, the proposal is justified on residential security grounds. The current open boundary leaves the side and rear curtilage areas fully accessible from Grants Lane, with no effective barrier to unauthorised entry. The open western boundary in particular provides direct access to the side elevation of the property and the rear garden, creating an obvious opportunity for opportunistic intrusion.

The proposal is consistent with the principles of Secured by Design, the official police security initiative supported by the Home Office. Secured by Design guidance recommends a minimum boundary height of 1.8 metres for rear and side garden boundaries to deter unauthorised access and improve residential security. The proposed 1.83m fence meets this standard. The integrated gate within the fence line ensures there is no weak point or gap in the boundary that could be exploited.

Grants Lane is a relatively quiet lane with limited natural surveillance, particularly during evening and night-time hours. A robust boundary treatment is therefore not merely desirable but necessary to provide a reasonable level of security for the occupants of the property.

The absence of an effective boundary has already resulted in regular unauthorised access to the property. Passers-by routinely trespass onto the applicant's land to deposit dog waste and other items in the applicant's private bins, and litter is frequently discarded onto the boundary strip. These are not isolated incidents, but an ongoing pattern of behaviour enabled by the lack of any physical barrier. The proposed fence and integrated gate would eliminate this trespass by clearly delineating the private boundary and preventing casual access to the property.

More seriously, the applicant has been informed by an adjoining neighbour that a burglary occurred at the property under a previous owner, with access gained via the open boundary from Grants Lane. While the applicant does not have precise details of the date or circumstances, this reported incident underscores the genuine security risk presented by the present open boundary. The proposed 1.83m fence with integrated gate would provide a substantial deterrent to unauthorised entry, consistent with the Secured by Design principles outlined above.

4.6 Pedestrian Experience and Public Realm

The proposal does not narrow, obstruct, or encroach upon the public footpath along Grants Lane in any way. The fence is set back 200mm inside the title boundary, and the full width of the footpath is maintained.

The applicant submits that the pedestrian experience along this section of Grants Lane would in fact be modestly improved by the proposal. The existing open curtilage edge presents an untidy, undefined boundary to passers-by, with refuse bins and other domestic items intermittently visible from the lane. A uniform timber fence in a muted brown finish would present a tidier, more visually coherent boundary, in keeping with the residential character of the development.

4.7 Willingness to Accept Conditions

The applicant wishes to signal a willingness to work constructively with the Council and would be prepared to accept reasonable planning conditions to address any residual concerns, including (but not limited to):

- A condition specifying the finish colour or treatment of the timber (e.g. brown stain), to ensure the fence weathers sympathetically and remains in keeping with the character of Grants Lane and the setting of the listed building.
- A condition fixing the precise visibility splay dimensions, to be agreed in writing with the Council's Highways officer before the fence is erected.
- A condition requiring that the 200mm setback inside the title boundary be maintained for the life of the development.

The applicant considers that any such conditions would give the Council appropriate control over the detailed appearance and siting of the development while enabling the grant of permission for the principle of a 1.83m boundary treatment with integrated splay in this location.

5. Existing Precedent and Local Planning History

5.1 Approved Boundary Fence Application in Ramsbottom (Ref: 60879)

The applicant draws the Council's attention to planning application 60879, approved on 25 January 2017, for the extension of residential curtilage and erection of boundary fencing at land adjacent to 361 Bolton Road West, Ramsbottom, BL0 9QZ. That application was assessed under the same Bury Unitary Development Plan policies that apply to the current proposal (EN1/2, H2/3, SPD6, HT2).

In that case, the Council approved boundary fencing on a property situated on Bolton Road West — a classified through-road and a significantly more prominent and busier highway than Grants Lane. The only condition imposed in relation to fence height required a reduction to 1 metre along the south-east boundary section immediately adjacent to the road junction, in the interests of visual amenity and highway safety. The remainder of the fence was approved at full height.

The applicant respectfully submits that if the Council was satisfied to approve above-1m boundary fencing adjacent to a classified road in Ramsbottom under the same policy framework, the principle of a 1.83m fence on a quieter secondary lane — with an explicit 2.0m × 2.0m visibility splay at the

drive entrance and a 200mm setback from the adopted highway — should be at least equally acceptable.

5.2 Comparable Boundary Structure on the Estate

In addition to the approved application above, the applicant draws the Council's attention to a comparable boundary structure of approximately 6ft in height at a separate property at the end of the estate, just beyond the point where Grants Lane officially terminates. Photographs of this structure are enclosed.

Whilst each case is determined on its own merits, the applicant submits that this nearby, unobjected boundary treatment supports the acceptability of a closeboard fence of similar height at the application site.

6. Access

The proposal does not alter any existing means of access to the property. Vehicular and pedestrian access from Kay Brow is entirely unaffected. The existing driveway access from Grants Lane to the garage remains unchanged. The public footpath along Grants Lane is unaffected and will continue to provide its full width of passage.

The proposed integrated pedestrian gate is the only new access point and is positioned within the main fence run, clear of the visibility splay, opening inwards into the curtilage so that the gate does not project into the highway when in use.

7. Sustainability and Drainage

The proposal is for a timber fence on concrete posts in concrete foundations and does not introduce any impermeable surfacing. There is no impact on surface water drainage. Timber is a renewable material and the fence has a modest environmental footprint. No trees are present within or adjacent to the proposed fence line.

8. Summary

In summary, this application seeks permission for a 1.83m (6ft) timber closeboard fence with integrated pedestrian gate along the western (Grants Lane) property boundary of 30 Kay Brow, incorporating a 2.0m × 2.0m visibility splay at the drive entrance and a 200mm setback inside the title boundary. The proposal is justified by the following considerations:

- The fence provides necessary residential privacy and amenity for a curtilage that is currently fully open to the public highway.
- Highway safety has been addressed directly by the inclusion of a 2.0m × 2.0m visibility splay at the drive entrance, and by the 200mm setback of the entire fence line inside the title boundary so that no part of the fence encroaches on the adopted highway.
- The proposal's heritage impact has been assessed in a separate Heritage Statement. The fence is modest in scale, in traditional timber, reversible, and replaces an undefined open boundary rather than any historic feature. The Heritage Statement concludes that the significance of Barwood House and the character and appearance of the adjacent Ramsbottom Conservation Area would be preserved.
- The proposal is consistent with Secured by Design guidance, which recommends a minimum 1.8m boundary height for rear and side gardens to deter unauthorised access. The current open boundary presents a documented security vulnerability.
- The pedestrian experience along Grants Lane would be modestly improved by the introduction of a tidy, uniform timber boundary in place of the current undefined edge.
- A comparable above-1m boundary structure exists at a property at the end of the estate, without enforcement action; and the Council has previously approved above-1m boundary fencing in Ramsbottom under the same policy framework (Ref: 60879).

- The applicant is willing to accept reasonable planning conditions in relation to finish, splay dimensions and setback maintenance.

The applicant respectfully requests that planning permission be granted.

9. Enclosures

The following documents are submitted with this application:

- Completed application form (via Planning Portal)
- Drawing 73133/01 — Proposed Elevation (1:100 @ A4), Rev B
- Drawing 73133/02 — Section A-A (1:20 @ A4), Rev B
- Drawing 73133/03 — Site Layout Plan (1:200 @ A4), V2
- Drawing 73133/04 — Plan Detail B-B, Visibility Splay (1:50 @ A4), Rev A
- Heritage Statement (Rev A, 24 June 2026)
- This Design and Access Statement (Rev B, 24 June 2026)
- Certificate A (Article 14 of the DMPO 2015)
- Photographs of the existing boundary condition along Grants Lane
- Photographs of the comparable existing boundary structure at the end of the estate

— *End of Statement* —

Prepared by: Callum Hynes-Shippam

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