

Design Statement

5 Chapel Grove, Radcliffe, M26 1YP

Ann & Andy Ferguson

Retrospective fence application

Job ref: HA25026

10th November 2025

The property is located on the corner of two roads, Chapel Grove and Ferbank, meaning the side of the rear garden faces a road as well as the front of the house facing a road. The garden originally had a timber vertically boarded fence that was approximately 1.9m high from the differing ground levels next to the fence. This is shown on drawing HA25026-01. The original fence height, 1.9 meters, has been established from the brickwork courses on the garage (which has been measured).



Photos from 2023 showing original timber fence (from Google Streetview)

The fence was in a poor condition after it sustained considerable damage in heavy winds one winter. This left the fence in a dangerous condition, so whilst temporary repairs were carried out, ultimately the fence had to be replaced. This coincided with a burglary at the house, so as well as replacing the fence, our clients also wanted to improve the overall security at the same time. The burglary impacted heavily on the mental wellbeing of the occupants, both of whom at the time were serving police officers and it was believed that the suspects had discovered their occupation. This left the family feeling vulnerable and exposed.



IDC Architecture Ltd

5-11 Eagle Street, Accrington, Lancashire, BB5 1LN
T: 01254 232007 E: info@email-idc.co.uk

The new fence was erected in July 2025. The heights of the new fence are shown on drawing HA25026-02. Our Clients chose to erect a metal fence for security and also durability, and they chose a light grey colour due to anthracite being a very modern popular colour at present for windows, doors, fences and decking.



New fence viewed from the front of the house



View from inside the garden showing the patio level



New fence viewed from the side road

Permitted Development rules allow a fence to be maximum 1m high where it is adjacent to a highway, or to not be any higher than it already was. Therefore, as the new fence is higher than the original fence it does not accord with Permitted Development. However, most rear fences where they are not facing a highway are permitted to be 2m high.

Due to the level of the patio (which has been in place for over 10 years) being higher than the public footpath level, our Clients chose to erect the fence slightly higher than it used to be in order to main privacy in their garden. The new fence maximum height is 2.050 metres high next to the building and 2.080 metres high next to the footpath. These are only slightly above the 2 meter height that is normally permitted.

