

This letter is regarding Application Number: 67415

Date: 21/10/2021
Application No: 67415
Address: 4 Westleigh Dr, M25 OEN
Applicant: Eli Radnor
Proposal: New boundary gate on front elevation

The above application was refused on the 23/09/2021. Reasons for refusal:

1. The proposed fence and gate would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/3 and SPD6 relating to alterations and extensions.

2. The proposed fence and gate would not be acceptable for reasons of visibility and highway safety.

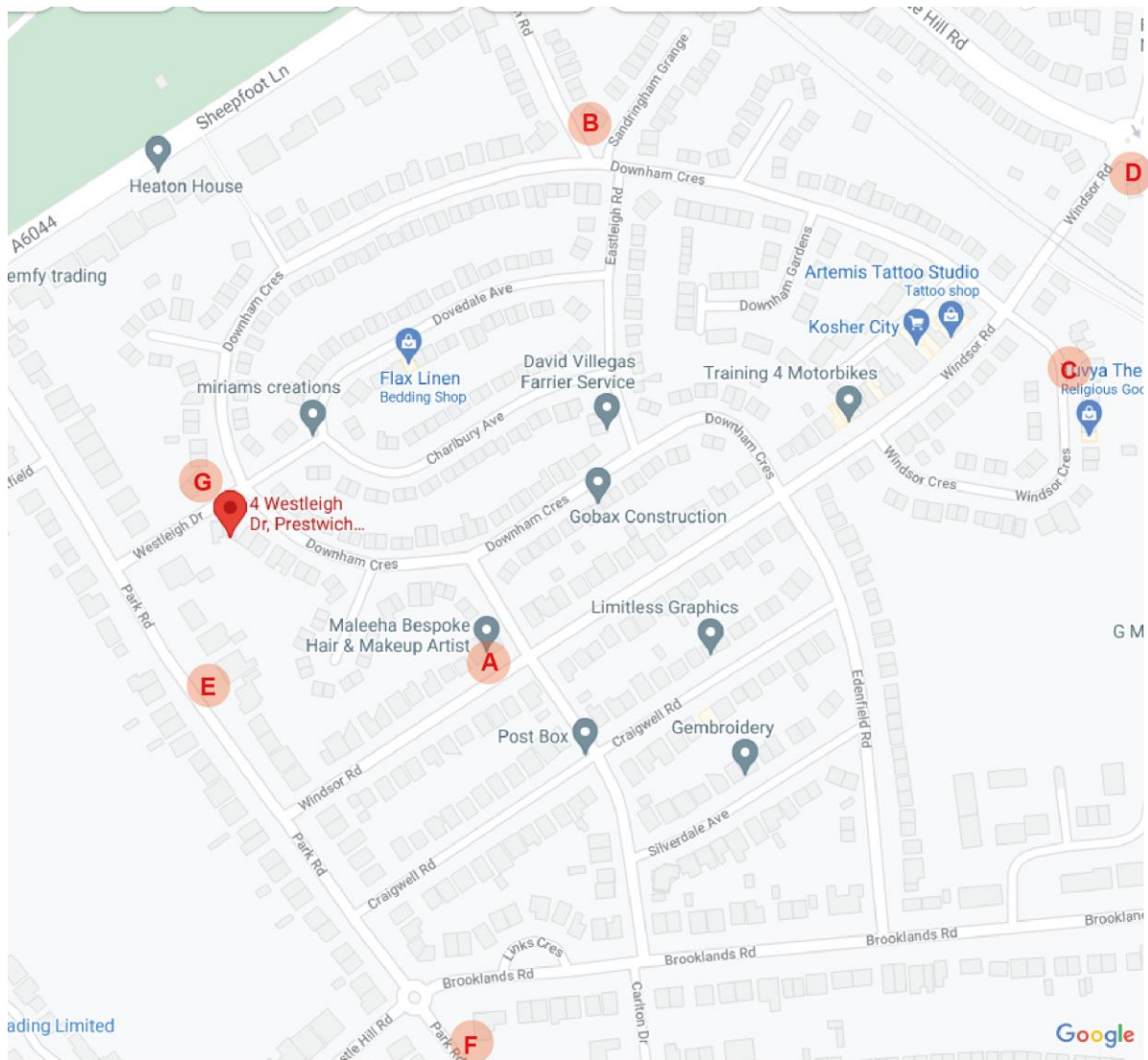
Upon receiving the refusal letter I reached out to planning development in order to discuss the matter further. Steven Gunn-Russell was able to respond to my email summarising the reasons for refusal in which he wrote the following:

“1. The proposed height (1.68m) for the front garden gate and fencing would be out of character with the neighbourhood. There are no other front garden gates or fencing of this height in the neighbourhood, only rear garden fencing.

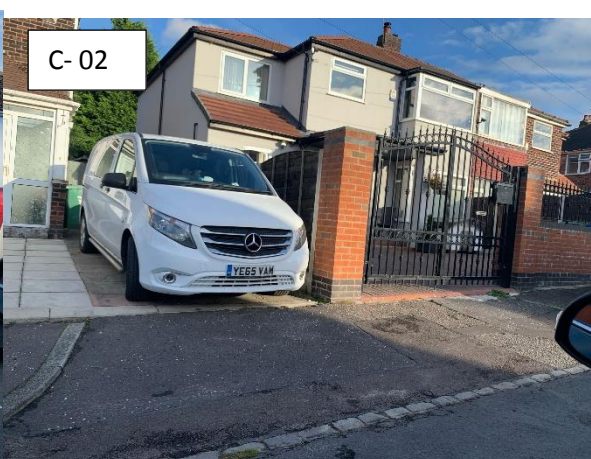
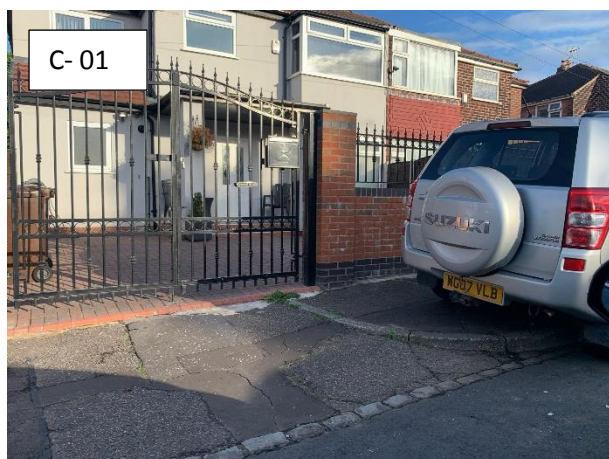
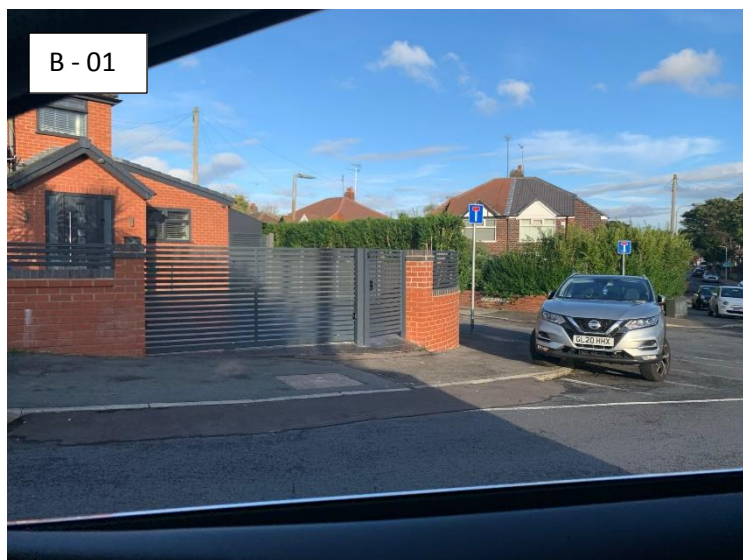
2. Due to the height and close proximity to the highway junction there was an objection received from highways, the concern being reduced visibility at the highway junction and thus risk to highway safety.”

Before addressing the points stated above I would like to explain the reasons for the design and height that is being proposed. We have 2 children, a 2 ½ year old and a 10 month old, both of which enjoy frequently playing outside. Currently we have no form of protection stopping them from leaving the garden. Our road is connected to Park Road which sees a very large amount of traffic which is filtered down our road. The design and height of the fencing (composite timber panels approx. 1.68m in height) was both for privacy and safety purposes. Our garden is on an incline. Therefore, any gates below the proposed height provides very little privacy.

Below is a map extracted from Google Earth showing our property. Annotated on the map are a series of letters corresponding to the images below. The images show a number of gates/fences within the direct area which are both similar and different in design as well as being of the same height and higher than the proposed gate in this application.



Reference: Google Maps

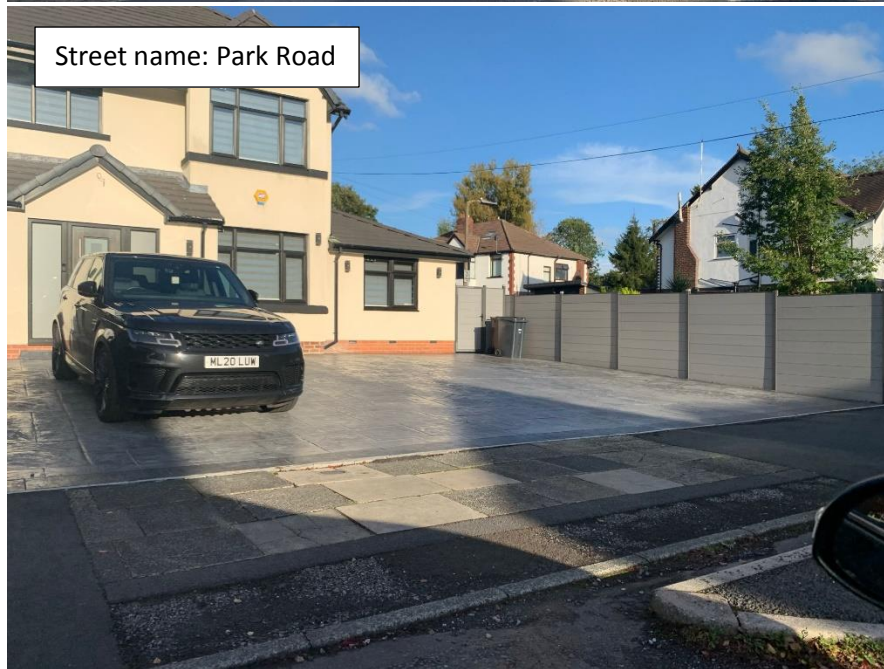






Please see below some additional gates within the direct area that are not annotated on the map.





Further to the above images I would like to address point 2 - *'The proposed fence and gate would not be acceptable for reasons of visibility and highway safety'* on the refusal letter.

We believe that the proposed gate does not reduce visibility from the street scene for pedestrians or drivers. Please see the images below extracted from Google Street Scene.

Image 01 illustrates the street scene back in 2012. It is clear from the image that the visibility was heavily reduced from the current scene which can be seen on images 02 & 03. The boundary hedges/privets have been trimmed down in size dramatically which has increased the visibility in recent years whilst retaining a level of privacy. The gate will not exceed the height of the current hedges which will therefore have no reduction on the visibility or safety from the highway.

The main concern for visibility would be for vehicles travelling down Downham Crescent towards the junction as seen in image 03. It is clear from the image that the gate would not be visible from this angle due to the existing hedges and would therefore have no impact on the visibility and safety from the highway.

Image 02 (2012)



Image 02 (2021)



14 Westley
Dr, Presto



In Conclusion, the proposal has taken into account the current surrounding and the safety of those from the highway, therefore the proposed height for the gate is to match that of the existing boundary hedges. This will retain the same level of visibility to the highway whilst providing a sufficient height for privacy and safety purposes to the above property.

The design and height of the gate is fitting within the surrounding property gates & fences as can be seen on the images provided.