

17 BLOOMFIELD DRIVE
UNSWORTH

PROPOSED GARDEN FENCE

July 2024

S. Oxford CMILT MIHT

BACKGROUND

A 1.2m high concrete post and timber panel infill fence was erected along the site boundary on the Bloomfield Drive frontage to the side of the dwelling. At the time of erection, the householder was unaware that planning permission was required for such a structure. The fence was in place for around seven years.

Subsequently the fence height was raised to 1.8m.

Following correspondence from Bury Council Highways Development Control confirming that the fencing required planning approval and outlining visibility requirements, this report was commissioned.

COMMENTS

In response to the comments from Bury Council Highways, a plan was drafted indicating visibility splays which would be expected at a junction of two roads (given minimal traffic emerging from the drive a 2m x distance was employed in accordance with Manual for Streets, with 25m y distance along nearside channel), pedestrian visibility splays required at back of footway where driveway emerges (1.5m x 1.5m), and forward visibility around the carriageway (at centre of nearside lane relative to development, 25M SSD based on 20MPH).

A plan showing same is attached.

Provision of appropriate forward visibility around the bend is achievable with a slight amendment to the existing fenceline. Provision of a 2m x 25m splay from the "junction" of drive with highway is more of a problem requiring a more significant realignment of any fence.

I would point out that in the absence of any existing planning conditions requiring retention of visibility splays from driveways there would seem no historical restriction on planting or erection of other features, for example, which would obscure visibility within the area of the 2m x 25m visibility splay, but not abutting the highway. The occupant could, for example, plant a hedge along the site boundary (as has been done with many other properties nearby), without any permission being required. Such a hedge would impact on forward visibility around the bend. A fence or hedge *could* be erected solely along the edge of the driveway which would similarly impinge on the 2m x 25m visibility splay, without requiring any permissions.

I attach photographs of properties on Bloomfield Drive where forward visibility has been compromised by planting within the garden, by fence erection and where boundary hedges compromise visibility for vehicles exiting drives.



Fence on bend obstructing visibility



Hedge obstructing visibility



planting obstructing visibility



I contend that a fence realignment to provide the requisite forward visibility envelope, within which the required SSD for vehicles travelling south on Bloomfield Drive is met for vehicles exiting the drive, does not materially impact on highway safety, particularly when compared with the situation if a hedge or similar were to be planted, or indeed were the garden to be merely remodelled. It is suggested therefore that an appropriate solution enabling approval of the 1.8m fence would be realignment of that fence to provided forward visibility around the bend with reduction of the remaining fence to its former 1.2m height.