

Supporting Planning Statement – Proposed Boundary Fence Adjacent to Highway

Site Address: 66 Church Meadow, Unsworth, Bury, BL9 8JF

Applicant: Mark Pickford

Local Planning Authority: Bury Council

Proposal: Erection of 1.98m (maximum) High Boundary Fence to Rear Garden Adjacent to Highway

1. Introduction

This statement has been prepared in support of a householder planning application for the erection of a boundary fence with a maximum height of 1.98m along the rear garden of a detached residential property at the above address.

The fence is positioned adjacent to a highway and is visible from the public realm. The proposal seeks to provide improved privacy, security, and a safe, durable boundary treatment to replace an unsafe existing structure.

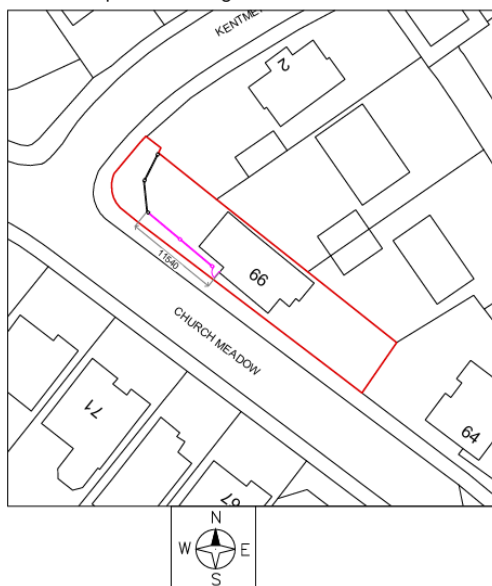
2. Site Description

The application site comprises a detached dwelling within a residential area characterised by similar properties and varied boundary treatments.

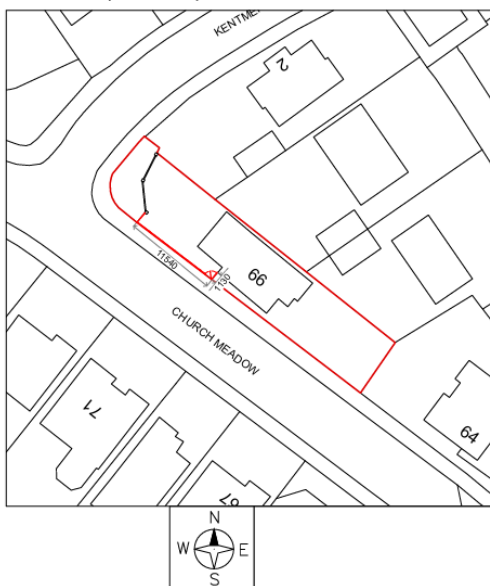
The rear boundary adjoins a public highway, from which the garden is visible. The existing boundary currently consists of a brick wall in a poor state of repair, together with a narrow strip of land within the applicant's ownership that lies outside the main garden boundary.

This strip is exposed to the highway and is subject to misuse. The site is not located within a conservation area and is not subject to heritage designations.

Site/Block plan - Existing



Site/Block plan - Proposed



3. Description of the Proposal

The proposal consists of:

- Removal of the existing deteriorated brick boundary wall
- Erection of a 1.98m high fence and pedestrian access gate along the boundary line adjacent to the highway

The proposed fence will be constructed using:

- Concrete posts
- Concrete base panels (gravel boards)
- Vertical close board timber panels

The fence will follow the established boundary line and provide a consistent, secure, and robust enclosure.

4. Planning Policy Context

4.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) supports:

- The creation of safe and secure environments
- High-quality, durable, and visually appropriate design
- Development that promotes health and wellbeing

The proposal aligns with these objectives by addressing clear safety risks and providing a high-quality boundary solution.

4.2 Local Planning Considerations – Bury Council

Bury Council requires development to:

- Respect the character of the area
- Maintain visual amenity along highways
- Ensure public and residential safety

The proposal has been carefully designed to meet these expectations.

5. Assessment of Key Issues

5.1 Justification for Height (1.98m Adjacent to Highway)

While boundary treatments adjacent to highways are typically more restricted in height, the proposed 1.98m fence is fully justified in this case due to site-specific circumstances.

A lower fence would fail to:

- Prevent access to the exposed strip of land
- Deter ongoing misuse, including persistent dog fouling

- Provide adequate privacy and security to the rear garden

The chosen height is the minimum necessary to:

- Create an effective physical barrier offering security, privacy and safety
- Protect the health and wellbeing of the occupants, particularly children

Ensure long-term functionality of the boundary

Given these circumstances, the height is considered reasonable, proportionate, and compliant with the overarching objectives of the NPPF.

5.2 Public Health and Safety

A key driver for the proposal is the need to address significant health and safety concerns.

The strip of land within my boundary, located outside the current wall, is regularly subject to dog fouling from passers-by. This has led to repeated instances where my children have come into contact with animal waste, causing illness, posing a clear health risk.

Additionally, the existing brick wall is structurally unsound. It shows clear signs of failure, including delamination, deterioration of brickwork and a pronounced inward lean toward the garden. This presents a real risk of collapse and potential injury. (see appendix A)

The proposed development will:

- Remove the unsafe wall
- Eliminate access to the affected strip of land
- Provide a secure and hygienic boundary

This represents a significant improvement in safety and living conditions.

5.3 Impact on Visual Amenity and Street Scene

Although visible from the highway, the fence is of a standard design commonly found in residential areas.

The use of vertical close board timber panels with concrete posts and base panels will result in a neat, uniform, and well-maintained appearance. This will significantly improve the visual condition of the boundary compared to the existing deteriorating wall.

The proposal will integrate with the varied character of surrounding boundary treatments and will not appear visually intrusive. The very bare minimal landscaping which currently exists and is simply a patch of grass cannot in my view be considered to significantly contribute to the character and appearance of the area or wider street scene. Whilst retaining strips of small areas of grass may have formed part of these residential estates character at some point this cannot now in our view still be considered as the case. Whilst it may have at some point been desirable to retain these areas by the LPA, there is no longer a set pattern or form of landscaping or boundary treatments within the area which have been retained in perpetuity. The residential

properties in this area have permitted development rights to construct boundary treatments in compliance with the permitted development legislation. Taking this into consideration and having reviewed the complete mixture of boundary treatments which are visible from within the street scene, including boundary fencing, it is unclear how the proposal in this application can cause any significant visual adverse harm to the area's character. It can be seen from the street scene and the surrounding area that there is a complete and diverse mixture of small, landscaped strips, boundary walls, areas of trees and grass and boundary fencing.

It is my view therefore that to enclose this small area of grass with a fence would in fact remove an ineffective very small strip of poorly maintained grass and enclose it within a residential garden. This would in our view improve the area. There are several properties with a mixture of boundary treatments, all of which are visible from within the street scene and surroundings as can be seen from Photos attached within this statement. It is also unclear as to how the boundary fence is any more significantly harmful to the visual appearance and landscape of the street scene and wider character and appearance of the area when viewed in the context of the surrounding area. The appearance and siting of the boundary fence in our view is not imposing and is far less harmful to the visual amenities of the area when compared to some of the other development within this area. Boundary treatments of this nature are not an unexpected feature within the street scene or wider locality of a predominantly residential area. The photographs above are just some of the examples of how the character and appearance of the street scene is now. These clearly demonstrate other examples of differing boundary treatments. Further alterations are likely over time to the other properties' boundaries under current permitted development legislation which again would change the character of the street scene and wider area. At some point when the housing was originally constructed here the boundary treatments and landscape strips may well have formed part of its character and appearance and perhaps been more of an important feature. However as can be seen from the photographs above what significance there may have been in the past is now clearly lost. The fence is not considered significantly harmful and is something which you would expect to see within a predominantly residential area.

Other properties within the immediate area with fencing/boundary treatments as proposed. Some I must advise are not 1m from the public highway.

Church Meadow



Haweswater Crescent





Church Meadow



Plantation Close



5.4 Highway Safety

The proposed fence will not impact highway safety. It:

- Follows the established boundary line
- Does not encroach onto the highway
- Does not obstruct visibility splays

There will be no adverse effect on pedestrians or vehicle users.

5.5 Residential Amenity

The proposal will not result in any harmful impacts on neighbouring properties.

It will:

- Enhance privacy and security
- Not cause overshadowing or loss of light
- Not result in overlooking

The impact on residential amenity is therefore positive.

5.6 Design and Materials

The materials proposed are robust and appropriate for a boundary adjacent to a highway.

Concrete posts and base panels provide durability and structural integrity, while close board timber panels offer a traditional residential appearance. The overall design reflects good practice and aligns with NPPF design principles.

6. Conclusion

The proposed 1.98m high boundary fence is a necessary and proportionate response to clear and demonstrable site-specific issues.

It will replace a structurally unsafe wall, address ongoing public health concerns, and provide a secure and visually appropriate boundary.

While exceeding typical height guidance adjacent to a highway, the proposal is fully justified and aligns with the principles of the National Planning Policy Framework and the objectives of Bury Council.

Planning permission is therefore respectfully requested.

Signed: M Pickford

Date 25/03/2026

Appendix A







