

PLANNING STATEMENT

36 Agecroft Road East, Prestwich, M25 9RT

May 2026

This application relates to the installation of electric sliding entrance gates and replacement side boundary fencing to a semi-detached corner property. The works are intended to improve security, privacy, and the overall appearance of the boundary treatment while complementing the recent refurbishment of the dwelling.

The original side fencing measured approximately 1.6m in height (shown below) and had deteriorated over time, presenting an inconsistent and weathered appearance to the street frontage. The replacement boundary treatment has been installed at a modestly increased height of 1.8m, representing an increase of only 20cm. The revised height remains proportionate to the residential setting and does not result in any significant impact on neighbouring amenity, visibility, or the character of the surrounding area.



The replacement fencing comprises modern dark grey composite cladding panels, selected to provide a high-quality, durable and low-maintenance finish. The colour and contemporary appearance have been chosen to complement the recently improved exterior of the property, including the roof and window detailing, resulting in a cohesive and visually enhanced corner plot appearance. The replacement fencing follows the same established boundary line as the original fence and does not materially alter the relationship with neighbouring properties or the highway.

The electric sliding gates have been designed to provide secure off-street access while maintaining a tidy and well-presented frontage appropriate to the corner plot location.

It is also noted that a number of neighbouring and nearby residential properties within the local area have similar electric entrance gates and enhanced boundary treatments. As such, the proposal would not appear out of keeping with the established character of the surrounding street scene and reflects an existing pattern of development in the area.

1 Hope Road



45 Hilton Lane



Hilton Lane

