

May 2026

9 Hurricane Way

Application for Planning Permission to enclose the land to the rear of the dwellinghouse at 9 Hurricane Way with a Boundary Fence for its use as a residential garden incidental to the enjoyment of the dwellinghouse.

On behalf of our client Lauren Wright, we apply for Planning Permission to enclose the land to the rear of the dwellinghouse at 9 Hurricane Way with a Boundary Fence for its use as a residential garden incidental to the enjoyment of the dwellinghouse.

In addition to the matters set out in this covering statement, the following are submitted in support of the application:

1. Site and Location Plan – Drawing No. 0/8306/26-01
2. Existing Ground Floor Garden Plan and Hurricane Way Street Elevation – Drawing No. 0/8306/26-02
3. Proposed Ground Floor Garden Plan and Hurricane Way Street Elevation – Drawing No. 0/8306/26-03
4. Existing Ground Floor Garden Plan and Rear View Elevation from Hurricane Way Street Elevation – Drawing No. 0/8306/26-04
5. Proposed Ground Floor Garden Plan and Rear View Elevation from Hurricane Way Street Elevation – Drawing No. 0/8306/26-05
6. Planning Application Form
7. Title Documents and Title Plans (BK247859) for 9 Hurricane Way
8. 1986 Transfer to Rodney

This statement sets out the following matters:

1. Background
2. Relevant Planning History
3. Planning Policy Considerations
4. Main Issues
5. Summary and Conclusions

1. **Background**

The dwelling is a one bedroom house on the former RAF Woodley Aerodrome. The applicant purchased the property in Autumn 2025 and erected a wooden fence to enclose the land to the rear of the dwelling. The fence was completed in January 2026. The photographs below show the fence viewed from the street.



Fence at 9 Hurricane Way. Photo taken from southwest looking northeast.



Fence at 9 Hurricane Way. Photo taken from southeast looking northwest.

The Council's planning enforcement officer spoke to the applicant on 24th February 2026, and then wrote to the applicant on 27th February to inform them of the following:

I am the planning enforcement officer from Wokingham Borough Council who you spoke to at 9 Hurricane Way on the 24th of February 2026.

I am getting in touch to confirm that this matter is being looked into, and I intend to get a response to you early next week on what we require you do to / your options.

I have looked through the planning history of 9 Hurricane Way to identify the status of the land enclosed but would like to run this by my manager before finalising a response to you, I apologise for the delay.

In the meantime, please see the following for clarify on legislation on fences: [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#). However, as discussed on site the issue here would be more so a

potential change of use of amenity land to residential via enclosure. I do not believe there is any infringement on the highway.

On 27th February 2026, the applicant confirmed they are the landowner having purchased the house off the previous owners.

On 3rd March 2026, on a without prejudice basis, the Planning Enforcement Officer wrote to the applicant setting out the following:

Thank you for your speedy response and for confirming that you are the landowner.

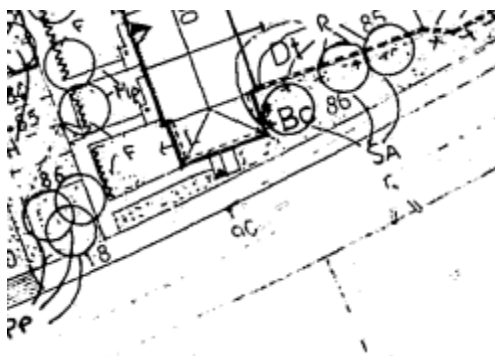
I am getting in touch to confirm that a planning history search has been carried out on your property, and this matter has been discussed with my manager.

I can confirm that the fence does need to be removed.

This is because the area of land enclosed, although within your ownership, is not your garden. The patch of land is amenity land which is supposed to be kept open. This is exemplified in the snip enclosed in this email of the original plans for the housing estate. You would need planning permission to change the use of the land from amenity to residential, and such applications are rarely given officer support. In your case, an application would likely be refused.

*We would require the fence to be removed **within 28 days** from today, so by the 31st of March 2026. At that point a visit will be carried out to ensure compliance.*

If you have any questions, please let me know.



The applicant responded to the Planning Enforcement Officer asking the following:

I appreciate you looking into this.

However, I am confused why my land, clearly marked at the land registry, which I have purchased, is the council's. Does this mean I have been sold this land fraudulently? As this was not disclosed to me as amenity land by the estate agent or the solicitors during their search.

Please explain to me exactly why this is the council's land, when the ownership belongs to me (see attached the land registry documents).

The Planning Enforcement Officer responded on the same day (3rd March 2026) stating:

I appreciate the confusion with this.

I agree with you it is not the councils land, the land is within the ownership of 9 Hurricane Way.

However, planning wise that land was not your garden. It is amenity land for the housing estate. It was supposed to be kept open, like it has been up until recently. It is a landscaped visual buffer. You bought a property with no garden, but an area of amenity land. You would need planning permission to change the use of the land from amenity to residential if you wish to make it your garden via enclosure, which is unlikely to be approved.

Ownership is not the consideration here, it is a matter of use.

I hope this makes sense.

On 10th March 2026, the applicant wrote to the Planning Enforcement Officer asking for the following to be provided:

1. A copy of the planning permission which the Council are relying upon to suggest the land is amenity land.
2. A copy of the plans form the planning permission which show the land.
3. A copy of any legal documents which the Council have which refer to the land.

On 11th March 2026, the Planning Enforcement Officer responded to the applicant.

Thank you for your enquiry, please see attached plans and permission. Be aware these documents are from the 80s so are hard to read and interpret. I have already sent a snippet of the plans which proves the land in question is

*amenity
land.*

This is a planning matter, not legal, I do not have copies of legal documents.

I would like to remind you that the council is expecting the works requested to have been completed by the end of March 2026. If this is not done then the council will consider the expediency of taking formal enforcement action via an enforcement notice [Enforcement and post-permission matters - GOV.UK](https://www.gov.uk/guidance/enforcement-and-post-permission-matters).

Attached to the Planning Enforcement Officer's email were the following:

- 23971 Loddon Vale Woodley 1 of 5, 2 of 5, 3 of 5 4 of 5 and 5 of 5. – The planning file pdf file versions of microfiche
- 23971 Woodley - the planning permission.

On 18th March 2026, Woolf Bond Planning wrote to the Planning Enforcement Officer to inform that the planning application would be submitted.

2. Relevant Planning History

The relevant planning history is application reference 23971. Planning Permission was granted on 13th January 1986 for the erection of 37 two bedroom houses, 22 one bedroom houses, 22 two bedroom elderly persons maisonettes – phase 3A Loddon Vale, fronting Hurricane Way, Woodley Airfield, Woodley.

A subsequent planning permission was granted under reference 25803 dated 24 June 1986 for the variation of condition 10 (communal car parking) and removal of condition 11 (design for elderly persons) of consent 23971.

On 11 June 1986, the Council confirmed that the landscaping proposals are satisfactory.

In respect of the application site, according to the Council's website, there have been no other permissions.

3. Planning Policy

The Development Plan for Wokingham consists of:

- Adopted Core Strategy (January 2010)
- Adopted Managing Development Delivery Local Plan (February 2014)

According to the policies map, there are no planning policy designations or constraints that apply to the application site.

The table below assesses the development applied for against the relevant policies of the Development Plan:

Adopted Core Strategy (January 2010)

Policy Number	Consideration of Policy
CP1 – Sustainable Development	Part 10 is relevant. The use of the land for residential purposes enclosed by boundary fencing provides attractive functional accessible safe scheme for the residents of the dwelling. The other criterion listed under the policy are not considered to be directly relevant to the development applied for in this application. The policy sets out that planning permission will be granted for development proposals that demonstrate and achieve this.
CP3 – General Principles for Development	The policy sets out that Planning permission will be granted for proposals that: a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life; The development applied for is an appropriate scale as can be seen in the images presented above and below in the Main Issues Section below. b) Provide a functional, accessible, safe, secure and adaptable scheme;

	The use of the land for residential purposes enclosed by boundary fencing provides attractive functional accessible safe space for the residents of the dwelling. c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses. The site is not designated as an important ecological, heritage or landscape. The height, length and materials of the fence enclosing the garden is in keeping with the vernacular of the housing development of which it is a constituent part of. As can be seen in the photographs in this statement, the development integrates with the environment. d) Maintain or enhance the ability of the site to support fauna and flora including protected species; There are no protected species identified on the site. The garden is laid to lawn and has an existing tree which supports wildlife. e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses; The use of the land for garden purposes to serve the residential dwelling is a suitable complementary facility and use. It provides amenity space for the applicant to enjoy as their private garden, otherwise there would be no private amenity space associated with the house. It also makes full potential of the site as private enclosed garden amenity space to contribute towards the privacy and safety of the applicant in their home. f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping; The use of the land as private residential garden enclosed by a fence, integrates with the existing
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	residential dwellings. As can be seen in the images above and in the main issues section below, the fence aligns with existing means of enclosure. It has been confirmed by the Planning Enforcement Officer that they do not believe there is any infringement on the highway. g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space; The land which has been enclosed is approximately 50 square metres which means it served no meaningful open space purposes and certainly cannot be considered to be high quality public open space. The dwelling would otherwise have no private amenity space. The Council's Borough Design Guide states on page 49 that All dwellings should have access to some form of amenity space, preferably in the form of private or communal garden space. The application proposals provide the dwelling with an appropriate provision of accessible private amenity space which would not otherwise be provided. h) Contribute towards the provision of an appropriate sustainable network of community facilities; not applicable. i) Do not lead to a net loss of dwellings and other residential accommodation or land; Should the dwelling not be served by its own private amenity space, it will be unattractive for residents to enjoy living in the dwelling and thus lead to a poorer environmental quality which could result in the dwelling not being occupied. As discussed elsewhere in this statement, should the land revert back to amenity open space, the dwelling would have no privacy afforded to it as there would be no separation between the internal accommodation and the 'amenity open space'.
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	And j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available. Not applicable
CP9 – Scale and location of development proposals	The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility. The scheme integrates with the existing residential dwellings and means of enclosure in the area. It consists of a height which is in keeping with the adjacent and nearby means of enclosure and includes wooden fencing which is in keeping with means of enclosure in the area. It also provides accessible private amenity space for the residents of the dwelling.

Adopted Managing Development Delivery Local Plan (February 2014)

Policy Number	Consideration of Policy
CC01 - Presumption in favour of development	Planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether: a. Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as a whole; or b. Specific policies in the National Planning Policy Framework indicate that development should be restricted.

	The alleged loss of some 50 square metres of amenity land to private amenity space to serve a dwelling (that would otherwise have no private amenity space) is not a material consideration that presents a strong reason to refuse planning permission. As set out in the Borough Design Guide, All dwellings should have access to some form of amenity space, preferably in the form of private or communal garden space. The application proposals provide access to private amenity space to serve the dwelling. There are no specific policies in the National Planning Policy Framework that indicate the development applied for in this application should be restricted. Thus, if there are any adverse impacts arising from granting planning permission for the development applied for, can outweigh the benefits. The benefits are discussed and listed in more detail in the Main Issues Section below.
TB08 – Open Space, sport and recreational facilities standards for residential development	Proposals for development that could lead to the loss of open space, sport or recreational facilities will need to be consistent with paragraph 74 of the National Planning Policy Framework. The area of the land is small and serves no quantitative or qualitative purposes for open space. It is an anomaly and its use a private garden to serve the residential needs of the dwelling is a benefit which clearly outweighs the use of the land if it were amenity open space.
TB21 – Landscape Character	The provision of private garden to serve the dwelling enclosed by a wooden fence contributes to the overriding established residential character of the area. Otherwise, a small pocket of unmanaged land which attracts litter and would become untidy and unattractive. The alternative would create a poor quality of environment whereby the resident of the dwelling would look out of their rear windows on land which is not their garden immediately next to the window. Whilst the applicant may legally own the land, it has not been demonstrated that it is their responsibility to

	manage the land. On 10th March 2026, the applicant requested the Council to provide legal documentation to provide <i>A copy of any legal documents which the Council have which refer to the land</i>. The Council has not been able to produce this. The information contained in the Title Plans and Title Documents suggest the land is associated with the house as residential garden. There is no evidence to suggest that the documents require the land to be managed and maintained as amenity land. The Council has not provided any legal documents in respect of the land which identify their responsibility for managing or maintaining the land. Should the land revert back to 'amenity open space' it will create an unsafe environment for residents, and the residents have no privacy at all.
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Page 49 of The Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012) includes the following material consideration:

All dwellings should have access to some form of amenity space, preferably in the form of private or communal garden space.

National Planning Policy Framework (December 2024)

Relevant paragraphs from the National Planning Policy Framework (December 2024) include:

Paragraph 11 of the NPPF provides a presumption in favour of sustainable development. As explained in this statement, the presumption is engaged in this case.

Section 4 of the NPPF sets out the approach to decision making. Paragraph 39 makes it clear that decision-makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 49 refers to the weight to be given to relevant policies in emerging plans according to the stage of preparation and the extent to which there are unresolved objections. In the context of Wokingham, the emerging Local Plan is being scrutinised. Until such a time as the plan is adopted, only limited weight can be applied to the policies therein.

Paragraph 96 sets out the planning decisions should aim to achieve healthy, inclusive and safe places. The development applied for in this application meets this objective by providing a safe private amenity

space for the residents of the dwelling to enjoy. Moreover, the application also provides privacy to the dwellinghouse which would otherwise make the inside of the dwelling susceptible to direct overlooking and an invasion of resident's privacy.

Similarly, paragraph 102 requires decisions should promote public safety. The application scheme provides this for the reasons demonstrated in this statement.

Having regard to paragraph 131 of the NPPF, the proposal in this application creates a high quality residential environment for the occupiers of the dwelling.

The development applied for is sympathetic to the local character and assimilates into the surrounding built environment and landscape setting with its use being compatible with that of the neighbouring residential properties. The height and appearance of the boundary fence is consistent with means of enclosures in existence on Hurricane Way and throughout the estate.

Paragraph 135 (f) of the framework requires planning policies and decisions should ensure that developments:

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

And as noted above, the site is not subject to any planning constraints or designations.

Emerging Local Plan

On 28 February 2025 Wokingham Borough Council submitted the Local Plan Update 2023-2040 to the Secretary of State for Housing, Communities and Local Government for independent examination.

The emerging local plan for Wokingham is currently at Examination Stage. Stage 1 hearings took place in November 2025. Stage 2 hearings are currently taking place. The Development Plan carries more weight than the emerging, as yet untested, Local Plan Update. Thus, the emerging local plan is afforded limited weight.

Consultation Draft National Planning Policy Framework (December 2025)

Relevant policies relating to the planning application include:

P1 – Planning for clean and safe places. To support efforts to avoid and mitigate risks from natural and man-made hazards, minimise levels of pollution and create clean, liveable and safe places for people to live, work and visit.

P3 – Living Conditions and pollution. Development proposals should be appropriate for their location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts which could arise from the development.

P5 – Maintaining public safety and security. Development proposals should anticipate and address possible malicious threats and other hazards (whether natural or man-made) in relation to:.....Occupiers and users, by identifying potential safety risks and proportionate mitigation opportunities which can be addressed through the design of the scheme.

The Consultation Draft NPPF is also afforded limited weight.

4. Main Issues

It appears that according to the plans granted planning permission dated 13 January 1986, that the land to the east of the dwelling house was intended to be provided as 'amenity land'. As noted above, this would be an anomaly and be at odds with protecting the amenities of residents living in plot 86 (now No. 9 Hurricane Way) because of the following:

- a) A dwelling house would have been provided with no private amenity space for residents of the dwelling to enjoy.
- b) The extreme proximity of a public space immediately next to the wall and windows of the house, without any protection, leading to the unacceptable invasions of privacy for the residents of the dwelling. The image below shows the rear elevation of 9 Hurricane Way with its window facing onto the land which has been enclosed for garden purposes.



Photograph showing the east elevation of 9 Hurricane Way with fencing to the south (left) of the garden and brick wall to the north (right) enclosing the land for garden purposes.



Photograph looking east from the window in the east elevation of 9 Hurricane Way with fencing to the south (right) of the garden and brick wall to the north (left) enclosing the land for garden purposes.

Should the land revert back to amenity open space, there would be nothing to prevent a stranger standing at the window looking into the applicant's home. This not only represents a very detrimental loss of privacy but also creates unsafe environment whereby the applicant

would feel threatened from fear of crime and anti-social behaviours. The applicant is a single female who lives at 9 Hurricane Way on her own.

- c) Review of the planning file 23971 reveals a letter dated 14th August 1985. In that letter the reasons for 'landscaped areas' is stated:

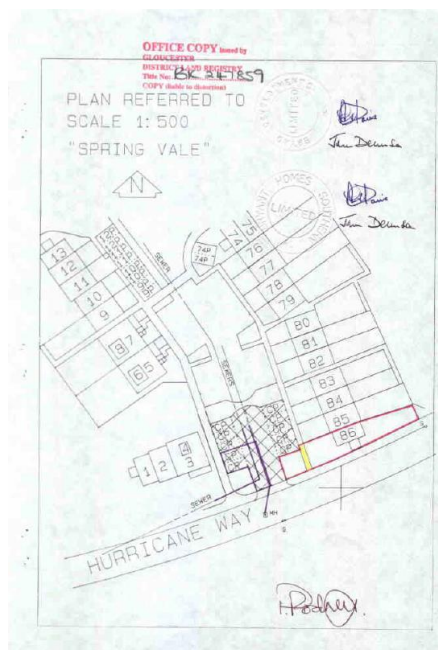
In view of the importance of the landscaped areas in softening the areas of car parking, adequate provision should be made for this future management and maintenance.

With reference to the rear garden for 9 Hurricane Way, there is no car parking which needs to be softened by landscape.

- d) Returning to the letter 14th August 1985, it also states:

Conveyance to house owners has not proved adequate in similar situations elsewhere.

- e) There appears to be no provision within the Agreement made 29th January 1986 between Bryad Developments, The County Council of the Royal County of Berkshire and Wokingham Borough Council which requires the owner of 9 Hurricane Way to manage and maintain the land in their ownership for 'amenity open space' purposes.
- f) The Title Documents and Title Plans (BK247859) for 9 Hurricane Way do not include any restrictions on the use of the land. i.e. the land has been conveyed since 1986 as one piece of land. The Office Copy of the Plan is reproduced below:



- g) An extract from the land registry title documents is reproduced below which includes the definitions. Most notably, there is no definition or reference to 'amenity open space' as part of the land included in the red outline in the Title Plans and Documents.

3. The following definitions apply unless the context requires otherwise:-

"the Development" means the land now or previously in the above title

"the Plan" means the plan annexed

- 1 -

This official copy is incomplete without the preceding notes page.

"the Land Transferred" means the pieces of freehold land (forming part of the Development) which on the Plan are shown edged red and blue at ground level and marked with the plot number ~~and parking space number~~ stated in the heading to this Transfer

"the House" means the dwellinghouse erected or being erected on the Land Transferred

"the Property" and "Party Boundaries" are defined in the First Schedule

"the Compound" means the area shown cross-hatched black on the Plan (which includes part of the Land Transferred) together with the parking spaces (if any) which are shown numbered on the Plan and which gain access from such area

"the Communal Parking Spaces" means the parking spaces which form part of the Compound and which are lettered "CP" on the Plan

"Member of the Group" means the registered proprietor for the time being of the freehold (in the case of a house) or of a term of years (in the case of a maisonette) in each of the dwellings in the Parking Group (identified in the heading to this transfer). For this purpose joint owners of one dwelling constitute a single Member

"the Path" means the path or paths (if any) shown coloured yellow on the Plan

"the New Roads" means the roads and ancillary footpaths constructed or being constructed and leading from the Property to an adopted highway (but excluding the Compound and any path or area shown coloured yellow or hatched black on the Plan)

"the New Sewers" means the foul and surface water sewers which lead from the Property to public sewers (or approved surface water outfall) and which are intended to be adopted

"Service Installations" means sewers drains culverts channels pipes watercourses gutters mains wires cables ducts flues soakaways and any other equipment for the supply of water electricity gas or communication signals or for the disposal of foul or surface water or fumes

"Service Suppliers" means the drainage authority and the undertakings responsible for supply of water gas electricity and communication services

"the Purchaser" includes the registered proprietor from time to time of the Property

"the Company" includes Bryad Developments Limited and their successors in title to the parts of the Development now owned by them

Thus, the expectation of the owners and occupiers of 9 Hurricane Way is that the land outlined in red and blue on the title plan is their land which they can use for residential purposes. i.e. in respect of the land outlined in red on the title plan to the east of the house, one would expect this piece of land to be garden land for the resident's enjoyment of their dwelling house.

- h) Having regard to Article 8 of the Human Rights Act 1998, which sets out that.

1 Everyone has the right to respect for his private and family life, his home and his correspondence.

2 There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

The use of the land as private residential garden enclosed by a means of enclosure which is in keeping with the existing environment consisting of similar heights of boundary treatments to neighbouring residential gardens provides the applicant with privacy and amenity to enjoy living in their home and garden.

- i) Having regard to the juxtaposition of the east elevation of the house to the land, the use of the land other than as private garden for the applicant's home, it would be incongruous to require the land to revert to 'amenity open space'. The land as 'amenity open space' is not in the interests of national security, public safety or the economic well-being of the country. The use of the land as 'amenity open space' would not prevent disorder or crime. The area of land involved does not affect the rights and freedoms of others.
- j) The applicant is a single female. The Equalities Act 2010 and the Public Sector Equality Duty identify protected characteristics. The consideration of gender is one of these protected characteristics. A House of Commons Library research briefing dated 23rd March 2026 titled: **'The Impact of planning on the safety of women and girls'** includes the following:

On page 13 of the research briefing, it refers to a 2022 report by Arup, the United Nations Development Programme and University of Liverpool published 'Designing Cities that work for women'. The report says:

Whether by accident or design, cities themselves frequently add to or compound gender inequities. The way many cities are built often makes

women unsafe, fails to provide for their basic needs and restricts their social and economic opportunities. As a result, billions of women are underserved by the urban environments they live and work in

It then goes on to state; The challenges highlighted in the report range from women's experience of sexual violence and harassment in urban public spaces to limited property rights to own homes in the places they live.

the majority of women feel buildings, infrastructure and public spaces do not take their needs into account; the built environment professional sector, as well as many government and leadership positions, is male-dominated; data sources are gender-biased towards male experiences; urban spaces do not reflect and celebrate women in statues, road names and other monuments.

The March 2026 Research Briefing concludes:

An example where planning for women and girls has been a central consideration is in Suffolk Design's 'Design Guidance for Women and Girls'. Suffolk Design is a collaboration between local authorities in Suffolk. The design guidance signposts to a range of resources relevant when planning for women and girls, such as the London Legacy Development Corporation handbook 'Creating places that work for women and girls' (July 2024). In the introduction, Suffolk Design says:

There is a legal requirement to consider people with protected characteristics through the Equalities Act 2010 and the Public Sector Equality Duty. The consideration of gender is one of these protected characteristics and therefore when plan making and decision making, we have a responsibility to consider their impacts on women and girls.

- k) Thus, taking into consideration the issues raised in the research briefing, Policy H1 of the National Design Guide – H1 Healthy, comfortable and safe internal and external environment' includes paragraph 124:

Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability.

The proposal in this application makes the internal and external environment for the occupiers of the dwelling healthy, comfortable and provides a safe internal and external environment.

Policy H2 of the National Design Guide for 'Well-related to external amenity and public spaces sets out under paragraph 129 that *Amenity spaces have a reasonable degree of privacy.* Paragraph 132 states:

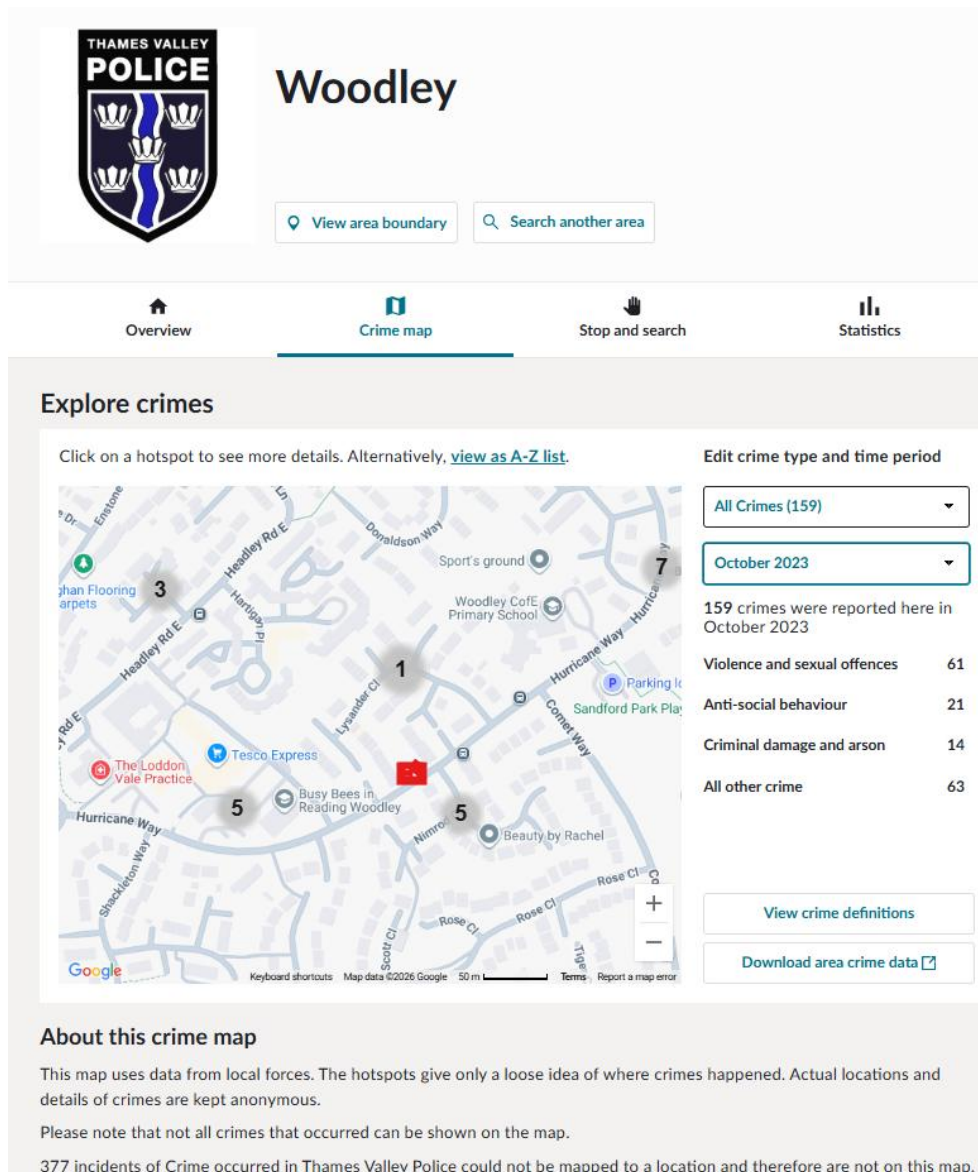
Private amenity spaces including both gardens and balconies enhance visual and outdoor amenity. They can also provide a degree of privacy and separation for living areas from adjoining public space.

Paragraph 133 sets out:

Well-designed buildings relate well to the public spaces around them. The interface between building and public space is carefully designed so that it is positive and appropriate to its context and to the occupants and passers-by who use them.

The proposal applied for in this application creates a positive and appropriate safe internal and external environment for the applicant living in their home and enjoyment of a private garden space.

- l) Ownership of the land belongs to the applicant. The proposal in this application promotes a sense of ownership, respect and territorial responsibility. Encouraging residents and users of places to feel a sense of ownership and responsibility for their surroundings can make an important contribution to crime prevention. The proposal provides clarity. The former situation is considered to create uncertainty of ownership. The uncertainty of ownership can reduce responsibility and increase the likelihood of crime and anti-social behaviour going unchallenged.
- m) Within the proximity of the application site (Hurricane Way, Lysander Close, Nimrod Close), according to the Police UK Woodley Crime Map, between April 2023 and March 2026, there has been a total of 135 crimes. The screen shot below is taken from <https://www.police.uk/pu/contact-us/what-and-how-to-report/what-report/> and shows the criminal incidents recorded in October 2023 and the relationship of those incidents to the site shown in red.



The use of the land as the applicant's private garden, enclosed by a close boarded fence which is in keeping with the height and appearance of other means of enclosure in the vicinity will provide a safe internal and external environment for the applicant to live in and enjoy, with the fear of crime reduced.

- n) There are existing fences near to the site as well as brick walls. The images below from Google demonstrate the variety of means of enclosures to Hurricane Way and nearby streets.



Close boarded fence on the corner of Hurricane Way to the west of the application site, with brick wall on the opposite side of the road.



Wooden fence fronting Hurricane Way viewed from Comet Way. To the east of the application site.

- o) As can be seen from the images above, there are existing wooden fences which front onto Hurricane Way. The fence which has been erected at 9 Hurricane Way is in keeping with existing fences and integrates into the environment.
- p) There are no policy designations which present a strong reason to withhold granting planning permission. Taking into consideration the use of the land for private garden serving 9 Hurricane Way it integrates with the form of surrounding gardens to the residential properties neighbouring the site.

q) The benefits of the use of the land for private garden land for the applicant's home include:

- Privacy for the applicant to enjoy living in their own home.
- A safe environment for the applicant to live in their home.
- A private amenity space for the applicant to enjoy living in their home with space for exercising and for their health and well-being.
- An attractive fence in keeping with the means of enclosures that exist on Hurricane Way and elsewhere on the estate. This means the land is enclosed and thus does not become land which is exposed which can attract litter and possible anti-social behaviour.
- The development applied for in this application complies with the 2012 SPD requirements that All ***dwelling should have access to some form of amenity space, preferably in the form of private or communal garden space.***

5. Summary & Conclusion

The development applied for in this application complies with the policies of the development plan.

It meets the requirement set out in the adopted and established supplementary planning document from 2012 which clearly states:

All dwellings should have access to some form of amenity space, preferably in the form of private or communal garden space.

The development applied for is sympathetic to the local character and assimilates into the surrounding built environment and landscape setting with its use being compatible with that of the neighbouring residential properties. The height and appearance of the boundary fence is consistent with means of enclosures in existence on Hurricane Way and throughout the estate.

As set out in the main issues of this statement, the use of the land for residential garden purposes to provide the resident with amenity space also ensures their privacy and safety is achieved to enable them to live with peace of mind in their own home.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement for planning applications and appeals to be determined in accordance with the development plan unless other material considerations indicate otherwise.

And as noted above, the site is not subject to any planning constraints or designations.

As assessed, there are no strong reasons for refusing planning permission.

The collective benefits of the development are significant. As demonstrated, any possible adverse impacts of granting planning permission would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Accordingly, the development benefits from the presumption in favour of sustainable development, which is a further material consideration in support of the grant of planning permission.

Considering the above, we trust the application can be supported and planning permission be granted for the development applied for. However, if the planning officer did have any concerns with the proposal, we would ask that the planning agent is contacted prior to the Council's determination of the application.

Yours faithfully,

Woolf Bond Planning

Woolf Bond Planning

Encs