

Dear Sir or Madam,

Retrospective Planning Application – Boundary Fence and Retaining Wall Alterations

Property: 26 Armstrong Way, Woodley, Berkshire, RG54NW

Application Reference: PP-15193025

Please accept this letter as a supporting statement in respect of my retrospective planning application to retain the boundary fence and associated alterations to the retaining-wall area at the above property.

The works were undertaken in good faith as part of improving and making better use of the property's only private outdoor space. I was not aware at the time that planning permission may be required for the works, and there was no intention to disregard planning requirements. I am therefore submitting this application to regularise the position and ensure that the property complies with the relevant planning requirements.

The boundary fence is located wholly within my property boundary and provides privacy, security and a clear boundary treatment to the garden area. It is intended to make the outdoor space more practical and enjoyable for the occupiers of the property, while maintaining a neat and appropriate appearance.

The retaining-wall and sleeper alterations were also undertaken to improve the safety and accessibility of the entrance area. A regular visitor to the property is disabled following a stroke and has mobility difficulties. The works provide a clearer, safer and more stable route into and out of the property, including additional support when negotiating the existing change in levels. They have therefore been carried out for practical accessibility and safety reasons.

The application site sits at a higher level than the adjoining public footpath. This difference in land levels is relevant when considering both the appearance of the fence from the public realm and its perceived height from the footpath. The development follows and responds to the established levels of the site.

The works do not encroach onto the public footpath or highway and do not restrict pedestrian access. I do not consider that the fence or associated works obstruct visibility for motorists, cyclists or pedestrians, including at any nearby junction, access or crossing point. In my view, the development does not result in an unacceptable effect on highway safety.

The works are modest in scale and relate to an existing residential property. They provide improved privacy, security, safety and accessibility without, in my view, causing material harm to the character or appearance of the surrounding area or to the living conditions of neighbouring residents.

This is the first planning application I have submitted, and I have made every effort to provide the necessary information and supporting documents. If any further information, amended plans, photographs, measurements or clarification is required to enable the application to be properly considered, please do not hesitate to contact me. I would be grateful for the opportunity to provide any missing information promptly.

I respectfully ask that the Council takes account of the raised nature of the site, the practical accessibility benefits of the retaining-wall works, and the absence of any apparent impact on pedestrian movement, visibility or highway safety when considering this retrospective application.

Thank you for your time and consideration.

Yours faithfully,

Miss Sophie Van Der Herten