

## 2 SANDFORD DRIVE, WOODLEY RG5 4RR – PLANNING STATEMENT

We are applying for planning permission to replace the hedge alongside the right-hand side of our property with a closeboard fence with concrete posts. We believe we require planning permission as the fence will run adjacent to Duffield Road and will be more than 3.3ft tall.

Please see below picture of existing hedge.



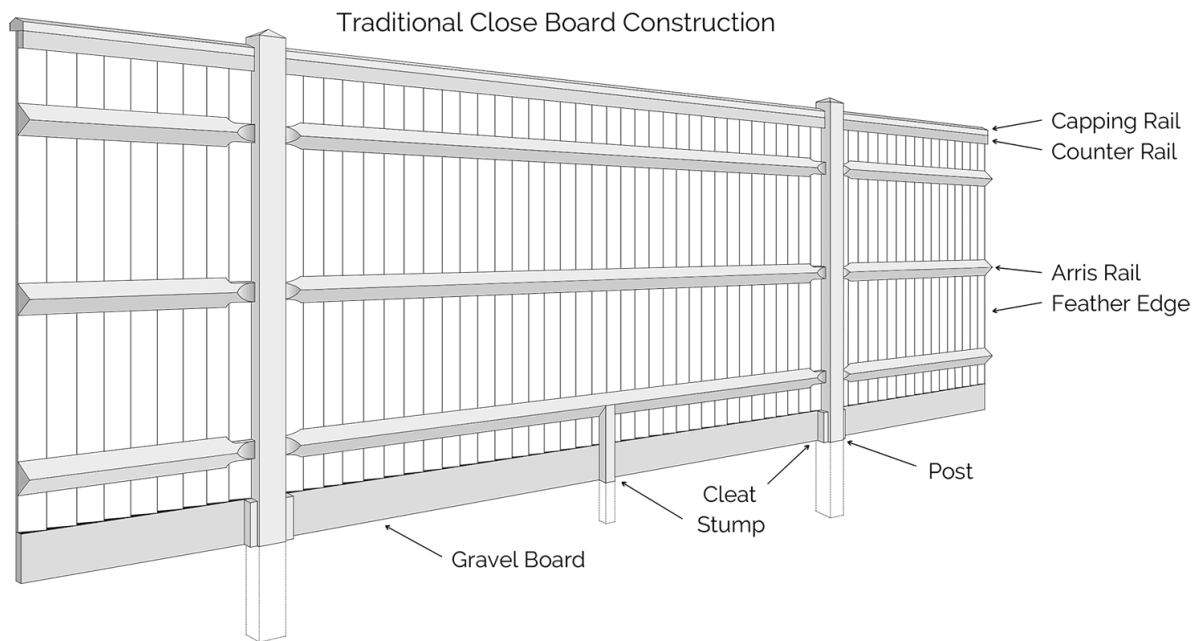
The hedge causes sight line issues for drivers at the junction of Sandford Drive and Duffield Road. The hedge also encroaches onto the footpath. It cannot be cut back sufficiently, as it is dead. Therefore, the best cause of action is for it to be removed.

Please see below picture to highlight the width of the existing hedge and the sight line issues at the junction.



We would like to replace the hedge with a closeboard fence (per below) that will be erected behind the existing brick wall.

Please see below drawing of the type of fence we would like to erect.



Our main garden area is behind the existing bush and therefore replacing the hedge with a standard 3.3ft fence would not be sufficient as it would provide no privacy.

We would therefore like to erect a 6.6ft fence that will replace the existing hedge, improve the sight lines and keep our garden private from pedestrians and drivers. Several properties on Duffield Road already have fences of a similar height, so it seems there is a precedence.

Please see below picture of closeboard fence and brick wall on Duffield Road.





Please see below a second example of closeboard fence and brick wall further down Duffield Road.

