

Planning Conditions – CC1

Address: 36 & 38 Rose Street

Application Ref: 250221 and 242929

Date: 15/04/2025

CC1 - Details of Boundary Walls and Fences (Nos. 36 & 38 Rose Street)

In response to Condition CC1, we confirm the following regarding the boundary treatment for Nos. 36 and 38 Rose Street:

- **Boundary Lines:** No changes are proposed to the existing boundary lines. These remain as shown in the submitted drawing P003.10-901-Proposed_Site_Plan. The boundary lines are clearly outlined, and no modification or encroachment is proposed within the site or on neighbouring properties.
- The existing boundary fence will be replaced with a close board timber fence, standing at a height of 6 feet (approximately 1.8 metres). The new fence will be installed along the same line as the existing boundary and will replicate the current arrangement in terms of alignment and boundary coverage. This style and height are in keeping with the character of the rear of the property and are consistent with other residential boundaries in the area.
- The proposed replacement timber fence will be installed in accordance with the approved details and prior to the first occupation of the development, as required by the condition. The fence will be maintained in its approved form for the duration of the development's existence.
- **Details for Approval:** Measurements and a photograph of the proposed timber replacement fence are provided below in Appendix G for your review and approval.

Appendix G

Image of Existing Timber Fence:

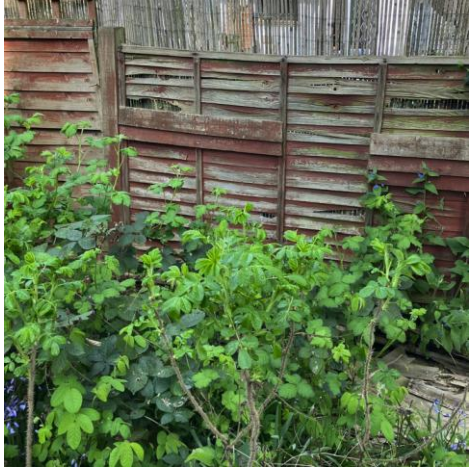
West garden fence	East garden fence
	

Image of Proposed Timber Replacement Fence:

Front elevation	Rear elevation
	