

PLANNING STATEMENT

Site Address: 1 Bridges Close, Wokingham, RG41 3XL

Application Type: Retrospective Householder Application for a Boundary Fence

1. Introduction

This statement is submitted in support of a retrospective planning application for the erection of a boundary fence at 1 Bridges Close. The application is submitted in response to a Planning Enforcement letter from Wokingham Borough Council (Reference: RFS/2026/091724) which alleges the enclosure of amenity land and the erection of a fence exceeding 1 metre adjacent to a highway.

2. The Proposal and Justification

The fence was erected to address significant and persistent issues affecting the residential amenity, privacy, and security of the occupants of 1 Bridges Close.

- **Privacy and Anti-Social Behaviour:** The site has experienced repeated incidents of anti-social behaviour, including animal and human fouling within the curtilage, which directly impacts the enjoyment of our home. The fence is a necessary physical barrier to prevent these ongoing nuisances.
- **Security:** There is a documented risk of burglary in the local area. The fence is required to secure the property boundary and prevent unauthorised access, providing peace of mind for the residents.

3. Ownership and Change of Use

In response to the Council's claim of "enclosure of amenity land," we assert that the land in question forms part of the private residential curtilage of 1 Bridges Close.

- Attached to this application is the official HM Land Registry Title Plan, which confirms the land is within the registered ownership of the property.
- The land has historically been used and maintained as a private garden space. The erection of the fence does not constitute a harmful change of use but rather secures the existing residential curtilage.

4. Highway Visibility

The fence is located adjacent to the highway. While it exceeds 1 metre in height, it has been designed to ensure adequate visibility for pedestrians and vehicles. The specific height and

materials [insert details, e.g., "1.8m wooden panel fence"] are in keeping with the surrounding residential area and do not cause harm to highway safety.

5. Conclusion

The fence is essential for the protection of privacy, prevention of anti-social behaviour, and improvement of security for the residents of 1 Bridges Close. The land is proven to be private residential curtilage. We respectfully request that the Local Planning Authority grant retrospective planning permission.