

DESIGN AND ACCESS STATEMENT

To supplement

“Retrospective Householder Application”

RETENTION OF EXISTING TIMBER BOUNDARY FENCE AT

19 TOWN HOUSE ROAD,

LITTLEBOROUGH,

ROCHDALE.

OL15 9BG.

FOR

CATERINA BUONOCORE

DATE: OCTOBER 2025

1.0 INTRODUCTION

This statement has been prepared on behalf of our client to supplement the plans submitted to Rochdale Council seeking retrospective planning permission for the erection of a timber boundary fence to the front and side elevation.

The applicant has engaged Gamble King and Noone Limited to prepare drawings to seek retrospective planning permission approval for the erection of a closed panel timber fence to the front and side boundary. The applicant acted in good faith and was unaware that planning consent was required to install a higher fence to the front and side elevations.

2.0 DESIGN AND ACCESS STATEMENT

Site description

The property is an end terrace stone built property with a tapering side garden which opens out into a large front garden area. Previously, the garden was enclosed by an open panel timber fence approx. at the front elevation and the side elevation where it terminated at the junction of the rear stone garden wall (1.7m high).



3.0 DEVELOPMENT PROPOSALS AND DESIGN

Use

The newer closed-panel timber fence to the front now 1.55m in height, was erected primarily to improve security, deter littering, enhance privacy, and provide a safe, enclosed outdoor space.

The previous lower fence provided insufficient protection and allowed the garden to be used as a dumping ground for rubbish.

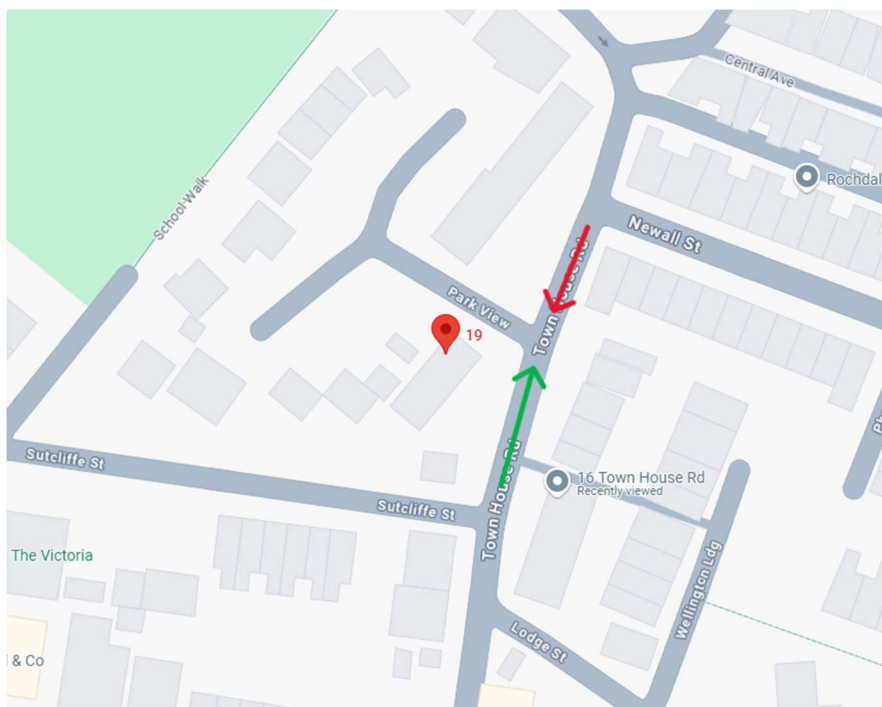
Amount of development

The applicant has removed and erected a new fence which has increased the height to 1.55mm max. height.

See drawing reference D25.06.12/01 for further information.

Appearance

EXISTING



Screenshot from Google maps with reference to direction of view entering onto Park View.



PHOTO A



PHOTO B

Photo A and B were taken from August 2008.

Photo A is a general view looking from Newall Street towards the right turn onto Park View.

Photo B is a general view looking from Sutcliffe Street towards the left turn onto Park View.



PHOTO C



PHOTO D

Photos C and D were taken from June 2012

Photo C is a general view looking from Newall Street towards the right turn onto Park View.

Photo D is a general view looking from Sutcliffe Street towards the left turn onto Park View.

Looking at photos A-D which were taken 4 years apart they are consistent.

When you look from Sutcliffe Street towards the turning into Park View you can see the open panel timber fence to number 19 Town House Road which is 0.75m approx. high with a varying number of small trees, bushes and other greenery. The greenery is around 1.0-1.3m in height.

When you look from Newall Street towards the turning into Park View you can see the fence is 1.5m approx. in height with significant amount of greenery which exceeds 2.0m in height and restricts the view of anyone approaching from this direction turning into Park View.



PHOTO E

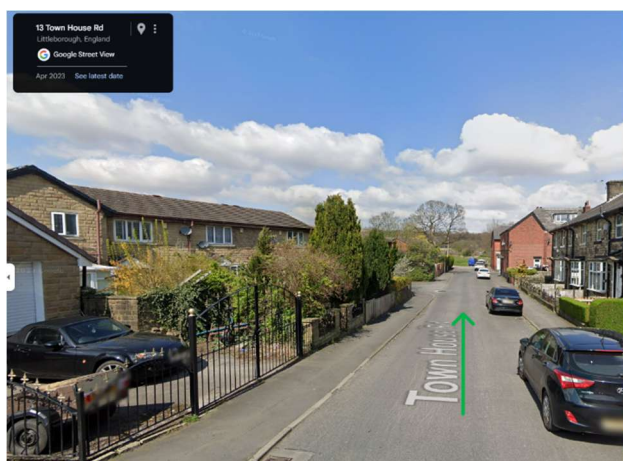


PHOTO F

Photos E and F were taken from April 2023

Photo E is a general view looking from Newall Street towards the right turn onto Park View.

Photo F is a general view looking from Sutcliffe Street towards the left turn onto Park View.

When you look from Sutcliffe Street towards the turning into Park View you can see the open panel timber fence to number 19 Town House Road which is 0.75m approx. high with a varying number of small trees, bushes and other greenery. The greenery is now much higher at around 1.5m high.

When you look from Newall Street towards the turning into Park View you can see the fence on the corner (No. 23 Town House Road – the garden fence fronting the highway is 2.0m approx. in height with significant amount of greenery which is over 3.0m in height and restricts the view of anyone approaching from this direction turning into Park View.

PROPOSED



PHOTO G



PHOTO H

Photos G and H were taken from August 2024

Photo G is a general view looking from Newall Street towards the right turn onto Park View.

Photo H is a general view looking from Sutcliffe Street towards the left turn onto Park View.

This post view shows that when you are approaching the turn into Park View although a new higher fence has been erected it has no significant impact on the streetscene and that the view leading up to the turning is no worse than when the lower fence and greenery was in-situ.

When you look from Newall Street towards the turning into Park View you can see the fence on the corner (No. 23 Town House Road – the garden fence fronting the highway is 2.0m approx. in height with significant amount of greenery which is over 3.0m in height and restricts the view significantly more than the previous year. This situation will continue to worsen unless stipulations to cut/maintain the existing trees are put in place.



PHOTO I



PHOTO J

Photos I and J were taken during the time of my site visit (18/06/2025).

Photo I is a view from a stationary car intending to turn right from Park View onto Town House Road.

Photo J is a view on foot looking towards the turning from Town House Road into Park View.

Photo J demonstrates the fact that when at the junction turning right, that there is adequate vision to see the traffic from both directions.

Making a comparison of the original scenario and the new scenario:

Taking into consideration the plan views the visibility splays have not changed and do not compromise the ability of a vehicle to enter or exit Park view.

The vertical height of the fence has changed however this does not restrict the view of cars turning in or out of the junction. The traffic turning into Park View would have to slow down and approach the junction in a low gear regardless of the height of the fence / landscaping. For reference, Park View is a dead end so anyone approaching the junction turning out would also be driving in a low gear.

Traffic turning out of the junction prior and post works would be stationary which does not cause any visibility issues. (As demonstrated in Photo I).

Scale

The existing timber fence was 0.75m approximately in height.

The proposed timber fence is 1.55m in height.

PLANNING CONSIDERATIONS

The main issues to consider are:

Design

Residential Amenity

Impact on Trees

Highways

DESIGN

The applicant investigated the type and height of fencing within the immediate vicinity which resulted in them choosing a closed timber panel fence 1.55m high from the footpath level. They felt that this gave them the high sense of security and reduce the impact from littering that they were seeking whilst not taking the fence line too high to avoid being visually intrusive.

RESIDENTIAL AMENITY

As touched on earlier in the report the applicant wants to protect the amenity, and we believe that the proposed fence gives them adequate privacy that they require as well as maintaining an adequate outlook and retaining a high level of natural light by not erecting the fence too high.

TREES

There were no significant trees onsite prior to the implementation of the fence. The garden area consisted of small trees, hedges, shrubs with a combination of grass and feature stone area.

As part of the development the homeowner has removed the existing landscaping in its entirety and replaced it with small, paved patio area with most of the front section being grass.

HIGHWAYS

The impact on the highway due to parked vehicles in and around the junction area in our opinion is more of issue than the constructed fence for the purpose of providing suitable visibility at the junction.

The roads themselves due to double parking significantly restricts the visibility at the junction.

The unmarked roads also allows cars to be parked on both sides of the road leaving little or no room for emergency vehicles / refuse collection and delivery vehicles to safely enter or exit the junction.

Please see below an on-site photo of cars park opposite the applicant's property.



On site photo viewed from Park View towards Town House Road

EXISTING APPLICATIONS / DEVELOPMENTS

2 Merlin Close, Rochdale. OL15 0BY.



Image from google maps May 2016.



Image from google maps April 2023.

No application found regarding the change in fence height and removal of soft landscaping

32 Dale View, Rochdale. OL15 0BP.



Image from google maps May 2012.



Image from google maps Aug. 2024.

No application found regarding the change soft landscaping to steel post / timber closed panel fencing.

23 Town House Road, Rochdale. OL15 9BG



Image from google maps June 2012.



Image from google maps August 2024.

No application found regarding the change in boundary fence height fronting the highway.

4.0 SUMMARY AND CONCLUSIONS

From our assessment on site and research of the property and areas in close proximity, we have considered the key items which are looked for to grant retrospective planning permission.

The development has created a far safer and enjoyable area for the homeowner.

The application has been considered in terms of design, residential amenity, trees and highways whereby the development has been considered acceptable and appropriate at this location.

We have demonstrated that the installed boundary fence does not impact on highway safety and adequate visibility between users of the road including pedestrian safety at the junction is maintained.

We believe that the in-situ fence has no adverse impact on pedestrian or vehicle visibility.

We believe that the height and scale of the development is wholly acceptable and fits in with the adjacent, surrounding area and host dwelling.

Based on all the information supplied above we would therefore respectfully request Rochdale Borough Council support this proposal.