

1. Introduction

This Planning Statement is submitted in support of an application for the retention of a replacement boundary fence at 1 Pine Way Close. The fence replaces a long-standing previous fence of similar appearance and location. This statement demonstrates that the proposal accords with the National Planning Policy Framework (NPPF) and the Mid Sussex District Plan and that it does not harm the character of the area, residential amenity, or highway safety.

2. Site Context

The property is a corner-plot dwelling within Pine Way Close, a residential cul-de-sac in East Grinstead. The surrounding estate is characterised by modern dwellings with consistent use of feather-edge or close-boarded timber fencing as boundary treatments. Several neighbouring corner-plot properties within the estate have fences approximately 1.8 m to 2.0 m high positioned adjacent to footpaths and approximately 1.2 m to 2.0 m from the highway. Many of these have been granted planning permission, establishing a clear and accepted pattern of boundary scale and appearance.

3. Description of the Proposal

The proposal seeks retrospective permission for a 2.1 m high timber feather-edge boundary fence positioned approximately 1.9 m from the road. The fence is set back well before the corner of the plot, ensuring that visibility splays are unaffected.

The fence replaces the previous boundary in a like-for-like manner in terms of materials and appearance, maintaining privacy and consistency with the established character of the estate.

4. Relevant Policy Context

4.1. National Planning Policy Framework (NPPF)

The proposal accords with the following NPPF objectives:

Achieving well-designed places: The fence reflects the established character and materials used within the estate.

Promoting safe and healthy communities: It maintains privacy and security without introducing any adverse design impacts.

Ensuring safe and suitable access: The fence does not obstruct visibility or compromise pedestrian or highway safety.

4.2. Mid Sussex District Plan Policies

Relevant local policies include:

DP26 - Character and Design

DP29 - Noise, Air and Light Pollution / Amenity

DP21 - Transport and Road Safety

The Mid Sussex Design Guide SPD seeks boundary treatments that are appropriate to the established context. The fencing proposed is consistent with the dominant character of the estate, and similar fences have been approved nearby.

5. Planning Assessment

5.1. Character and Visual Amenity

The fence is consistent with the established boundary treatment style across Pine Way Close. Timber feather-edge fences of comparable height and position are widely present, including on adjacent corner plots. The proposal therefore does not introduce any visually intrusive or out-of-character features.

5.2. Residential Amenity

The fence maintains appropriate privacy and security for the dwelling without causing overshadowing, loss of daylight, or overbearing impact on neighbouring properties. Its domestic scale and established material ensure a neutral impact on amenity.

5.3. Highway Safety

The fence is positioned well back from the corner of the plot and maintains clear visibility in all directions. At approximately 1.9 m from the road and outside key visibility splays, it poses no risk to vehicle movements or pedestrian safety and is consistent with Policy DP21 and Section 9 of the NPPF.

5.4. Consistency with Neighbouring Approvals

Several nearby corner-plot properties have been granted permission for fences of comparable height, design, and siting. This demonstrates that such boundary treatments are acceptable within the immediate area and reinforces the suitability of the proposal. There is no material difference between those approved fences and the current fence.

6. Conclusion

The boundary fence at 1 Pine Way Close is a like-for-like replacement that respects the character of the estate, maintains residential amenity, and has no impact on highway safety. The proposal aligns with the NPPF, the Mid Sussex District Plan, and established design guidance for the district.

Given the strong precedent for similar fences within the estate and the lack of any demonstrable planning harm, the application should be approved.