

Planning Statement
Retrospective Application for Boundary Fence
The Long House, 6 The Wilderness, Lindfield, RH16 2JD

1. Introduction

This Planning Statement has been prepared in support of a retrospective householder planning application for the retention of a 2.0m high close-boarded timber boundary fence and gate at The Long House, 6 The Wilderness, Lindfield.

The application follows the refusal of planning application DM/25/3044, which sought permission for the retention of a 2.0m close-boarded timber fence with a 0.45m trellis above, giving an overall height of approximately 2.45m.

The current application has been revised to address the concerns raised by Mid Sussex District Council. The trellis element has been removed from the proposal and the application now seeks permission for the retention of the 2.0m high close-boarded timber fence and gate only, together with existing and additional planting shown on the submitted drawings.

2. Site and Background

The application site is a detached dwelling located at The Long House, 6 The Wilderness, Lindfield. The fence is located along the south-western boundary of the property, adjacent to The Wilderness and Francis Road.

The site is not located within the Lindfield Conservation Area, but it is within its setting. The Council previously considered that the boundary treatment had an impact on the setting of the Conservation Area, principally due to the overall height of the fence and trellis, its visibility from the public realm, and the perceived increase in height compared with the previous boundary treatment.

Following the refusal of DM/25/3044, the applicant engaged with the Council's Planning Investigation and Enforcement Officer. The current submission follows that engagement and reflects the Council's advice that a revised application should be made for a 2.0m high close-boarded timber boundary fence.

3. Proposal

The proposal is for the retention of the replacement close-boarded timber boundary fence and gate at a height of 2.0m.

The previously installed trellis has been removed from the proposal and does not form part of this application.

The submitted drawings show:

- the pre-existing boundary arrangement

- the existing/as-built arrangement
- the proposed 2.0m high fence and gate
- the relationship of the fence to the highway verge
- existing and additional planting
- supporting photographs of the previous and existing boundary treatment

The gate is retained in the same location and at the same height as the previous gate. Existing planting is retained, and additional planting has been identified on the submitted drawings, including American Pillar climbing roses, a weeping cherry tree and a Spirea shrub.

4. Planning Considerations

The principal planning considerations are the design and visual impact of the fence, and its effect on the setting of the Lindfield Conservation Area.

The previous refusal related primarily to the overall 2.45m height of the fence and trellis. That concern has now been directly addressed by omitting the trellis and reducing the proposed retained height to 2.0m.

The current proposal represents a materially different scheme from the previously refused application. The fence is now limited to a 2.0m high close-boarded timber boundary treatment, which is consistent with the height of the previous boundary treatment as evidenced by the applicant and reflected in the submitted drawings and photographs.

The boundary fence is of a domestic scale and appearance, constructed in timber, and replaces an existing timber boundary treatment. It provides enclosure and privacy to the residential garden area, while maintaining a simple and traditional form of boundary treatment.

The submitted plans also clearly show the gate, verge and planting, addressing the Council's previous concerns regarding the accuracy and completeness of the earlier drawings.

5. Conservation Area Setting

The site lies outside, but within the setting of, the Lindfield Conservation Area. The revised proposal has been prepared having regard to the Council's previous concerns regarding the effect of the boundary treatment on that setting.

The removal of the trellis significantly reduces the overall height, visual prominence and perceived bulk of the boundary treatment. The proposal now presents as a 2.0m close-boarded timber fence, which is a common form of domestic boundary treatment and is materially less prominent than the previously refused 2.45m arrangement.

Existing planting within and around the boundary is retained, with additional planting identified on the submitted drawings. This will assist in softening views of the fence from the public realm and integrating the boundary treatment within the established garden setting.

On this basis, the revised proposal is considered to preserve the character and appearance of the area and the setting of the Lindfield Conservation Area.

6. Conclusion

The current application directly responds to the concerns raised in the refusal of DM/25/3044 and subsequent discussions with the Council.

The proposal no longer includes the trellis element which formed a key part of the previous concern. The application now seeks permission for a 2.0m high close-boarded timber boundary fence and gate, with the gate, verge and planting clearly shown on the submitted drawings.

The revised proposal is considered acceptable in design terms, appropriate to the residential context, and would not result in harmful impact on the setting of the Lindfield Conservation Area.

Planning permission should therefore be granted.