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**DM/26/1165 - PART-RETROSPECTIVE APPLICATION FOR ALTERATIONS
TO EXISTING WALL TO REDUCE HEIGHT TO 2 METRES - MALTINGS FARM,
MALTHOUSE LANE, BN6 9JZ**

Dear Caroline,

We write following your site visit of 23rd July 2026 and your request for further details around the works proposed for alterations to the existing wall under application DM/26/1165.

You and your colleagues have asked us to explain fully *“how the proposal would work and appear in practice”*. This has been addressed within the submitted details but we are happy to provide additional information to ensure that this is clear to all parties.

As discussed onsite, the annotations on the submitted elevations measure both the existing wall and proposed wall from two fixed points on the southern side of the wall. These are the paved space immediately to the south of the wall at its western end, and a single step - that provides the necessary transition to the adjoining garden space.

The alterations are designed to measure 2m from these two fixed points. Although the natural ground level within the garden space is higher than these two points, the ground level within the garden is inconsistent and would not result in a uniform appearance along the top of the wall. The photo below shows both these elements:



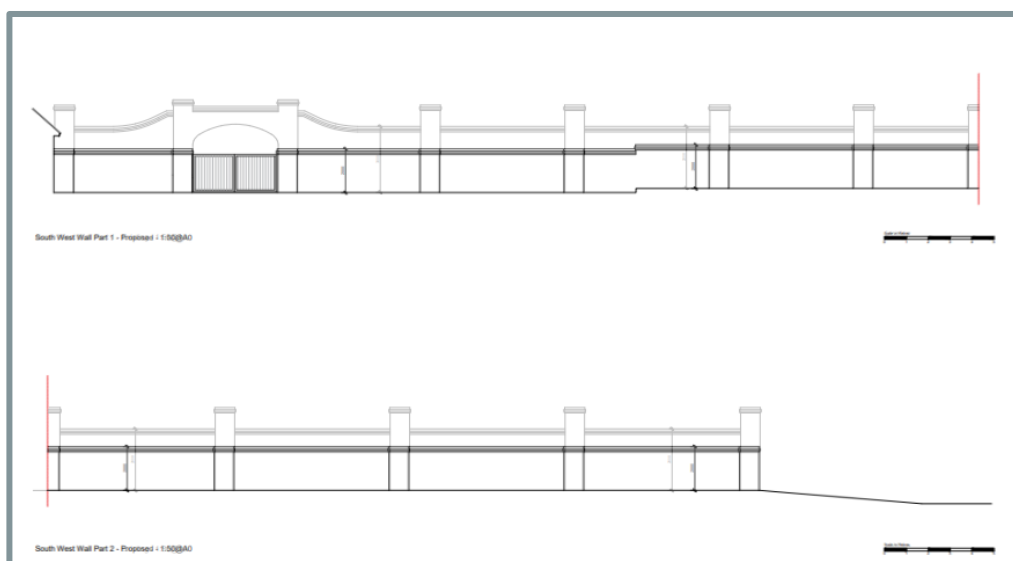
The ground level elsewhere within the site is higher than these two points, and therefore the measurement of 2m shown on the drawings is therefore taken from the lowest points in the site. This is therefore the most

conservative interpretation of what could have been built onsite under permitted development rights. The natural ground level elsewhere within the garden is generally 25-30cm higher than the step shown above (and up to 70cm higher at some points) and therefore arguably a taller structure could be built within the garden under permitted development.

On the northern side of the wall, the ground level is similarly varied – as you saw on site. There is new tree planting along the northern side of the wall with a ground level similarly at a higher level than the two points referred to above. The resultant wall would therefore measure less than 2m from the immediate ground level on this side of the wall.

The existing elevations show the existing heights of the wall – with an 80.8 cm – 1m difference in the height of the top of the wall proposed compared to existing. In addition, the piers will also be reduced to match the height of the main wall in addition to this reduction in height, alongside the removal of the existing archway.

The wall would therefore appear significantly reduced in height and would reflect exactly what could have been built under permitted development rights.



Existing and Proposed Plans Overlaid

Method of Works

The proposed works are for alterations to the existing structure to ensure compliance with planning permission granted under application DM/26/1165. Care must be taken to undertake the works safely and minimise waste.

Anticipated works include:

- Lowering of wooden trellising on northern side of the wall to reflect lower height of the proposed wall
- Erection of scaffolding
- Removal of mortar using mortar raker
- Careful removal of bricks (for re-use where possible) to below 2m
- Finishing with brick capping as proposed
- Removal of scaffolding
- Installation of proposed gates

No groundworks are required as part of the proposals.

Works will need to be undertaken by professional contractors and each brick will need to be removed by hand. A reasonable timeframe for compliance is therefore needed given the significant manual labour required (including preparatory works).

Legal Position

Compliance with EF/23/0269 can still be secured insofar as the existing structure is inconsistent with the submitted plans under DM/26/1165. Section 180 of the Town and Country Planning Act 1990 (as amended) covers the effect of a grant of planning permission after the service of an enforcement notice.

We trust that the above information provides clarity around the works proposed and resultant appearance of the wall but please let us know if you require any further details.

Kind regards,

Joseph Pearson MRTPI

Lewis & Co Planning