

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

22nd January 2025

Dear Planning,

Re: Retrospective Planning Application for the replacement of a boundary hedge with concrete post and panel fencing at 7 Boucher Road, Cheddleton, Leek, Staffs.
Planning Ref. SMD/2024/00135

Further to discussions with your Enforcement Officer Wayne Chell and your Duty Officer Lisa Jackson, I present to your council the retrospective application for the replacement of an overgrown shabby looking leylandii boundary hedge with a concrete post and panel fence to the frontage to the property.

The fence which is to be considered by your council is formed from structural gravel boards, composite wood grained panels topped off with perforated decorative panels. The fence as illustrated in the application documentation separates the boundary area from what is an established block paved parking area in front of the applicant's property. As there is a considerable difference in ground levels in this area the fencing needs to be of a height which it is now appreciated requires planning consent.

Other considerations in determining the height of the fence at the frontage to property include a discreet location to store the three wheelie bins, whilst protecting and shielding the bins from toppling into the road. The fence is also considered to be a safety barrier providing protection to the occupants where the difference in levels between forecourt/parking area and the pavement is up to 750mm. A further consideration when replacing the hedge was that vehicles approaching Boucher Road from Hillside Road outside daylight hours in the past have caused considerable nuisance, where car headlights are very much focused on the frontage of 7 Boucher Road, with headlights shining through the ground floor windows.

For the record, my client was unaware of that the replacement of the leylandii hedge which was approximately 3.5m in height, with a fence which is considerably less in height, would require planning consent. My client had spoken with various neighbours before the fence was installed most of who agreed that this would produce a considerable improvement to

the street scene. This is to be enhanced with a proposal to plant out low level shrubs which would soften the visual impact of the fencing.

I trust the information provided informs the Case Officer when considering the practical requirements of fencing in this location, together with the associated constraints relative to the site levels, at both the roadside and boundary areas with neighbouring property.

Should further information be required please do not hesitate to contact me.

Kindest regards,

Philip Plant MCIAT
P4 Architecture

