

Lawful Development Certificate application for proposal to create a new fence line within existing property boundary.

We are seeking permission to create a new fence line at the end of our driveway and fully within our boundary ownership.

The overall length of the driveway is approximately 17.5 metres and having a width of 3.23 metres. We are proposing to reduce the length of the end of our driveway by approximately 2.21 metres.

In the space created we wish to place a small wooden 4ft x 6ft greenhouse (1.24 m x 2.01 m and height of 2.06 m) which would also be located well behind the rear property wall line by 3.1 m. The existing permeable drive along with the existing fence at the end of the drive would remain in situ. Additionally, we would collect any rainwater from the greenhouse roof via guttering using water butts to enable watering of plants. Access to the area created would be from our back garden by opening the existing fence by 1.07 m.

For context, the sketch below, extracted from our deeds, indicates what we hope to achieve.

The orange lines represent the existing fence legal boundary in that area; as the homeowner we are responsible for the fence line on that north-west side. Others we are responsible for are indicated with the inward 'T' mark.

The thick yellow line represents the proposed new fence line measured 2.21 m in front of the existing fence to the rear of the drive, and the yellow hatch indicates the proposed area. The green line shows location of access from the back garden.

SKETCH, extracted from our deeds



The height and width of the new fence line will be the same as the existing measured at 1.76 m high and 3.23 m wide.

The new fence line will be entirely within our own land ownership boundaries; our property is on a private development which does not border a highway or public footpath.

The fence will be of the same materials as the existing fence to match existing fence.

There are no impacts to highway safety as the fence line is beyond the rear of the property line.

The adjustment to the fence will not cause any unacceptable loss of light or privacy as we are requesting a change to the existing fence line within our property boundary.

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We believe that shortening the drive by 2.21 metres will not have any negative impact to the policy set out in T SP1 of the Arun Local Plan. There will still be capacity to park 3 cars on the remainder of our drive if that need ever arises. As already mentioned, the permeable surface on the drive will remain in situ and rainwater will be collected from the greenhouse roof via guttering using water butts to enable watering of plants. This should manage any surface water discharge rates.

We believe lawful development covers the creation of a new fence line at the end of the drive by 2.21 metres as well as with a small greenhouse in this location as it would be located beyond the back property wall line and within our boundary. We are aware that in 2023 a close neighbour to us at No. 32 Roemead Drive moved a similar fence line and we believe Arun planning allowed this to happen for a much longer length of their drive but for a different purpose which was to accommodate a very much larger outbuilding in their garden. We believe Arun Planning granted lawful development to those neighbours as we have not been able to find any planning application to the contrary. For this reason, we are hopeful that the same would apply to us so we can move our fence line for that shorter length as mentioned above. Just to clarify and summarise we would not exceed any height limits, the fence is not next to a highway, and we are not in a conservation area. The greenhouse is of a small structure being only 4ft by 6ft and does not exceed any height permissions.

We have included 3 images to assist in clarifying the proposal:



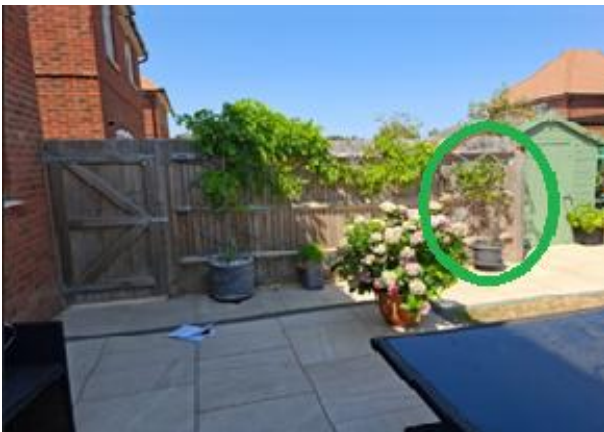
The current layout of the drive viewed from the front boundary line – approximately 17.5 m long and 3.23 m wide.

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View of the end of driveway area with the thick yellow line representing location of proposed new fence line. Hatched yellow lines showing space to position a small greenhouse. The permeable drive surface will remain in situ.

NOTE: all fence lines shown here are within our property boundaries and ownership.



View from back garden with access (fence opened up) location circled in green.