



Project : 6 Luxton Close, Botley
Proj No.: 2104
Client: Mr & Mrs Griffiths
Issue: P01 (27.02.2022)

Fence - Retrospective Application - Statement

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DESIGN STUDIO



Site Location
Google Maps Aerial View (Pre-2021)

Introduction

This report has been prepared by Enzo Design Studio to accompany drawings for a retrospective application at 6 Luxton Close, Botley, SO30 2LA. The application concerns the height of the rear fence.

TIMELINE

2020	Meeting held between numbers 5, 6 & 7 Luxton Close, and subsequently owners of 25 Rowley Drive. Agreement for existing trees to be removed due to poor condition (no longer providing adequate privacy). Discussions were required due to varying heights of existing adjoining gardens due to general slope in the area. Agreement for the new fence not to exceed the height of the existing trees
Jan 2021	Trees and bank removed, ground levelled, new fence installed (unclad)
Jan 2021	Completion of the new fence
May 2021	25 Rowley Drive sold
Jul 2021	Works to patio, cladding of fence

Jul 2021	Enzo Design Studio appointed to work on new house extension
Nov 2022	House extension application submitted
Jan 2023	House extension application approved
Jan 2023	Assumed date of complaint - 2 years after completion of the fence works
Jan 2023	Enforcement letter received
Feb 2023	Retrospective application submitted by Enzo Design Studio (to cover works by others)



Aerial Views
Google Maps 3d Views - Pre-installation of new fence



Aerial Views
Drone photos - February 2023

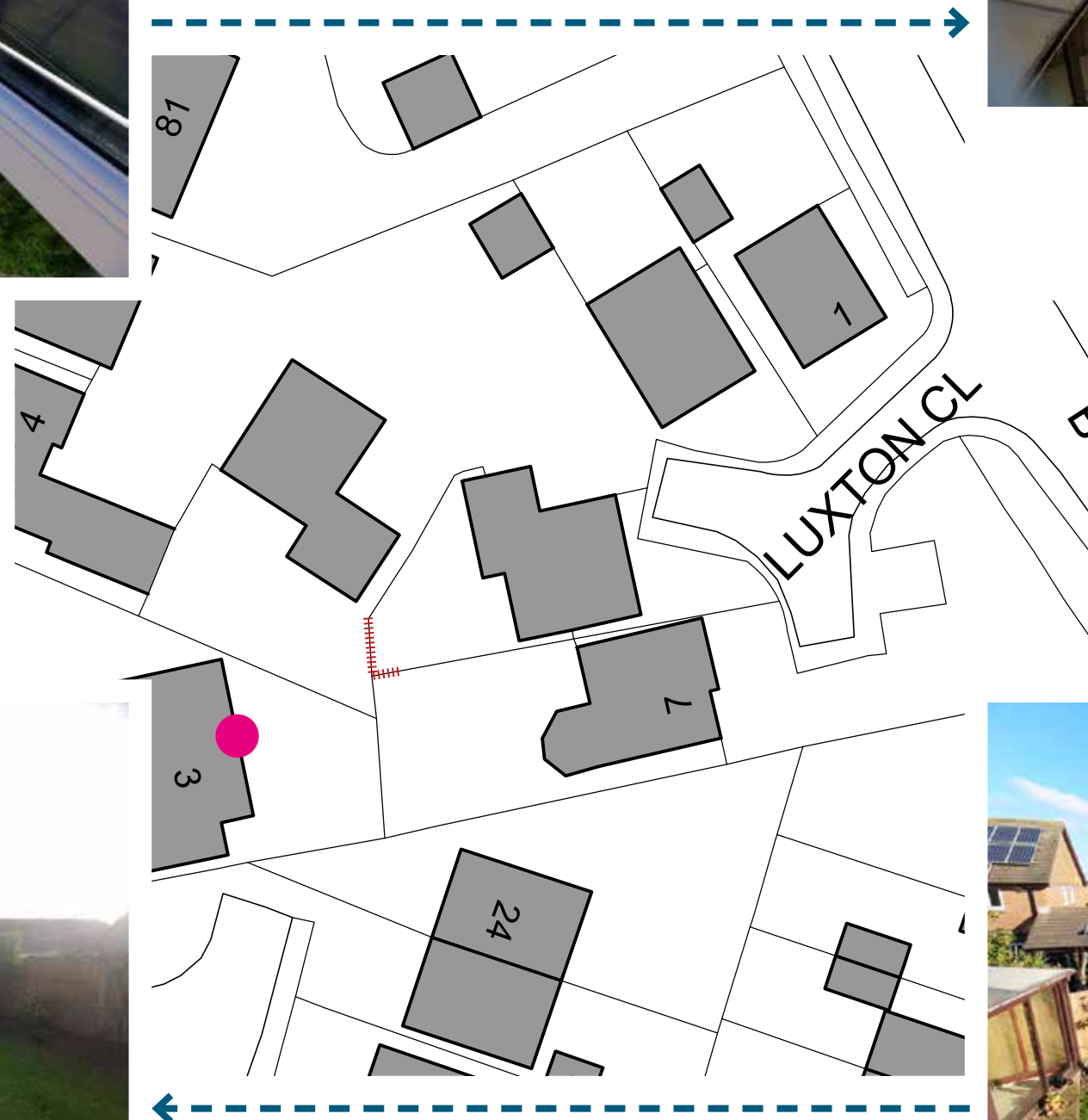


View from 1st floor rear window. No. 6 Luxton Close is in the centre, beyond the flat roof shed of No.5 Luxton Close



Panoramic view from 1st floor rear window. Note the higher level of the bungalows on Rowley Drive (right)

View from rear garden of 25 Rowley Drive. Remaining trees help to avoid overlooking from No.7 Luxton Close, and new fence is the ideal height to address overlooking from No.6 Luxton Close following the removal of the trees



Photographs 25 Rowley Drive (incorrectly shown as '3' on OS maps)



Pre-2021 - trees/hedge cut out overlooking from No.6 or No.7 Luxton Close. Note the raised patio area due to changes of level throughout the area

Tree removal (below right) shows the bank up from No.6 Luxton Close to the raised patio level of No.5



View from No.25 Rowley Drive showing the installation of a roof over the patio at No.5 - therefore any loss of amenity would arise from the roof and not from the fence. Note the height of the step up in height to the trees at the boundary of No.7 Luxton Close



Unclad fence and relaid patio. Note that the fence is less tall than the removed trees, and appears less tall from the garden of No.5 due to the changes in level in the area





Rear treeline at No.6 Luxton Close (right) and No.7 (left)



View looking east at the boundary with No.7 Luxton Close (right) - showing the raised rear level at No.7, with greenhouse above the 'existing' fence line



Looking south-west, showing the removal of the trees



Pre-commencement photo from the rear of No.6 Luxton Close. Note the notch taken from the treeline - to indicate the intended height of the new fence. Also note the raised rear area of garden at No.7 Luxton Close

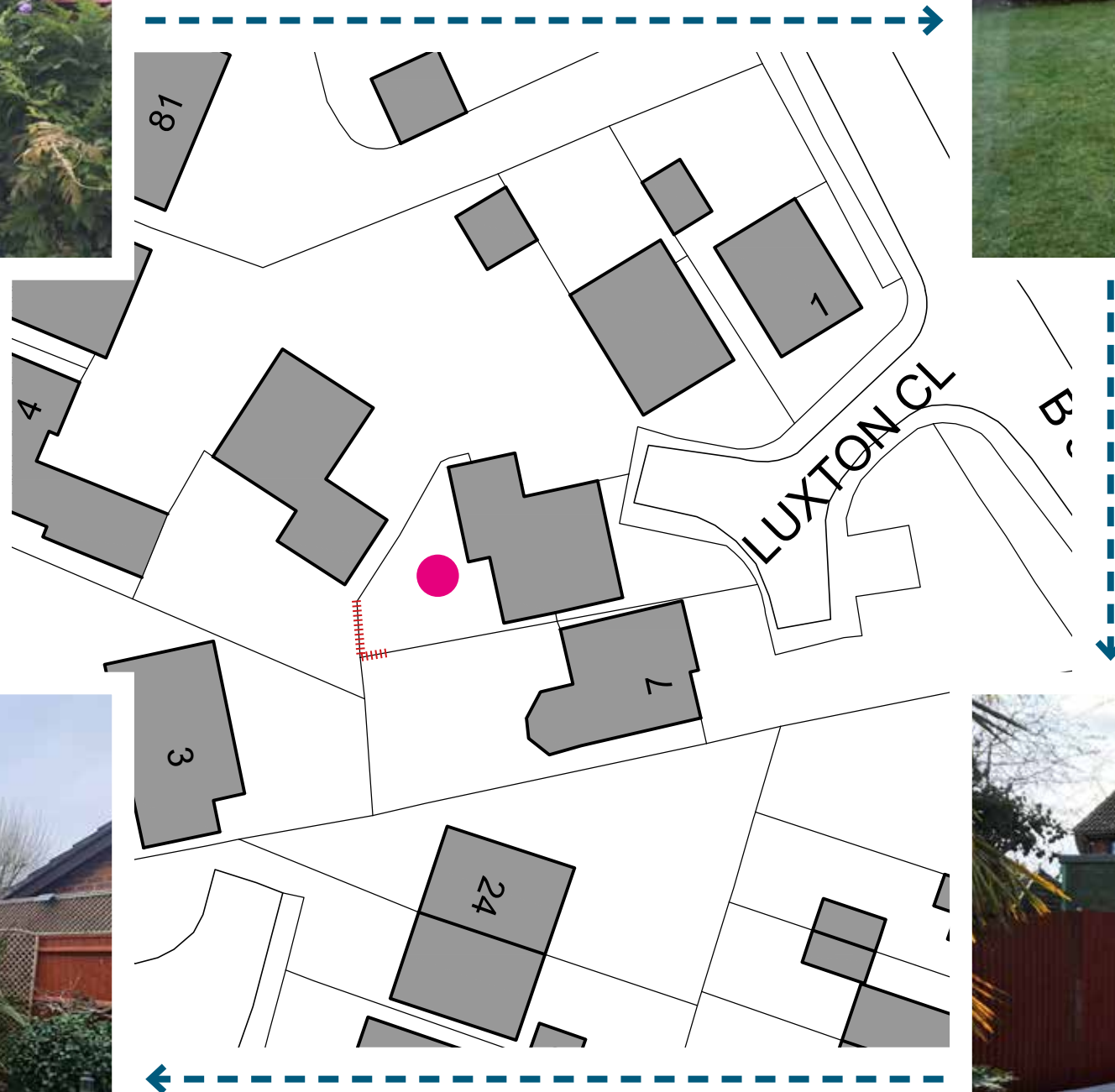




Pre-commencement - the trees and bank are not useable space within the garden of No.6 Luxton Close



With the trees removed it is possible to see the levels changes across the sites, with the patio of No.5 being higher than the level of the garden in No.6

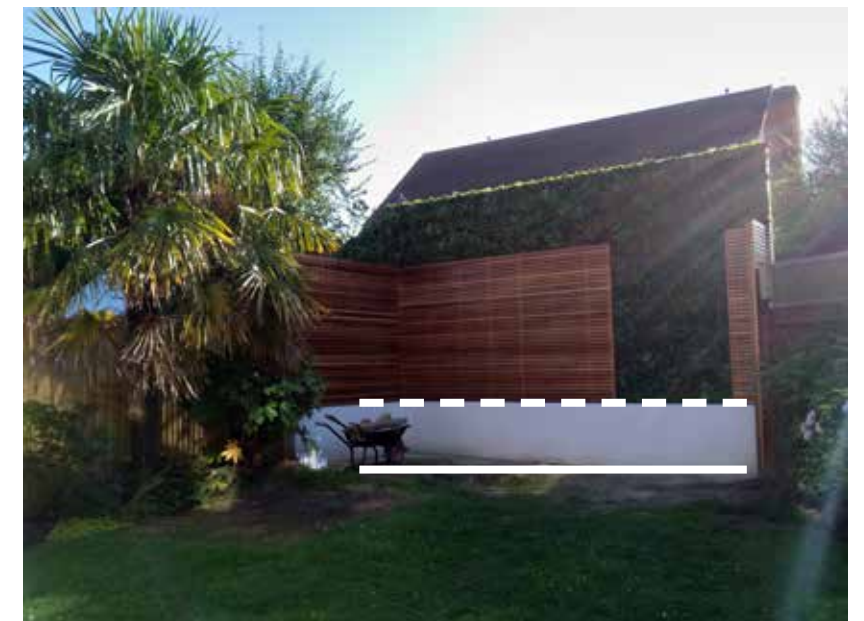
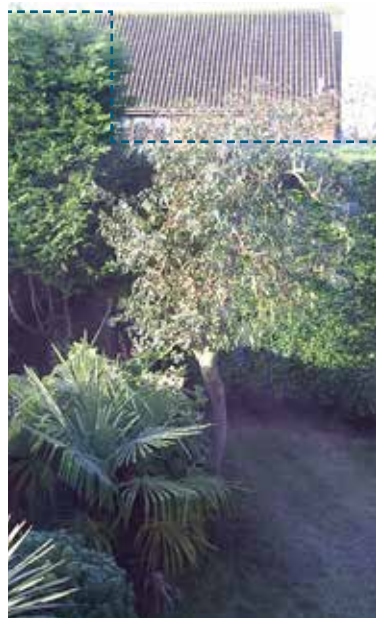


The completed works at No.6 Luxton Close (taken February 2023), with following implemented:
 - Timber slat cladding to mimic the stepped fencing at the boundary with No.7 (from top of white wall up to normal fence height)
 - Upper area of acoustic fence clad with greenery to mimic the former line of trees (at a reduced height)

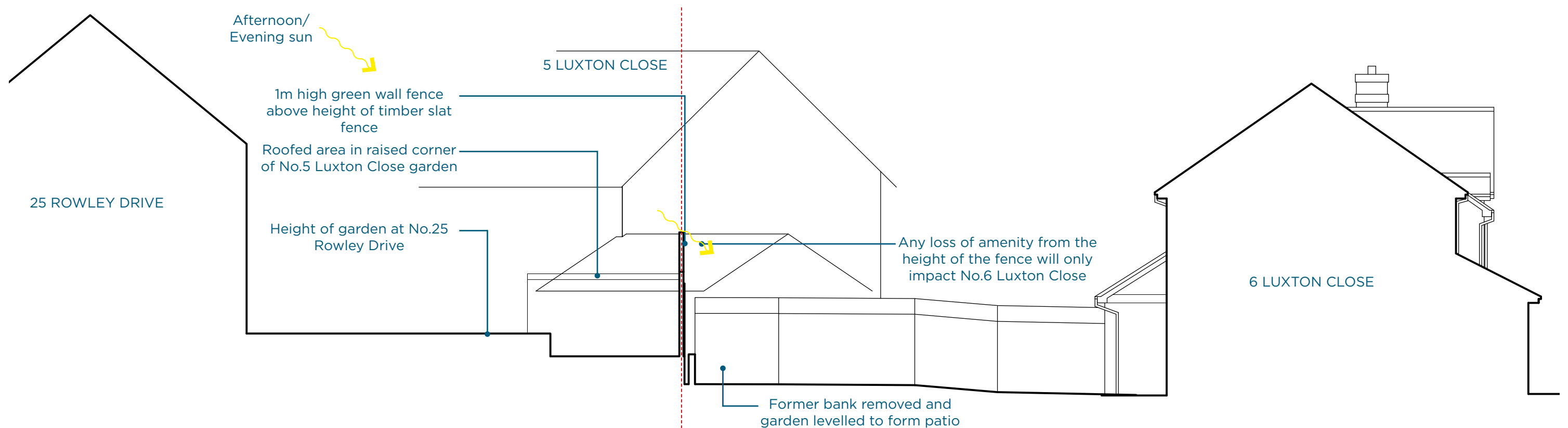


As part of the installation of the new fence, the bank was removed and the garden levelled in order to provide a patio area. From the side of No.6 Luxton Close this gives a misleading impression of increased height. Note that the height of the white wall is the No.5 patio level

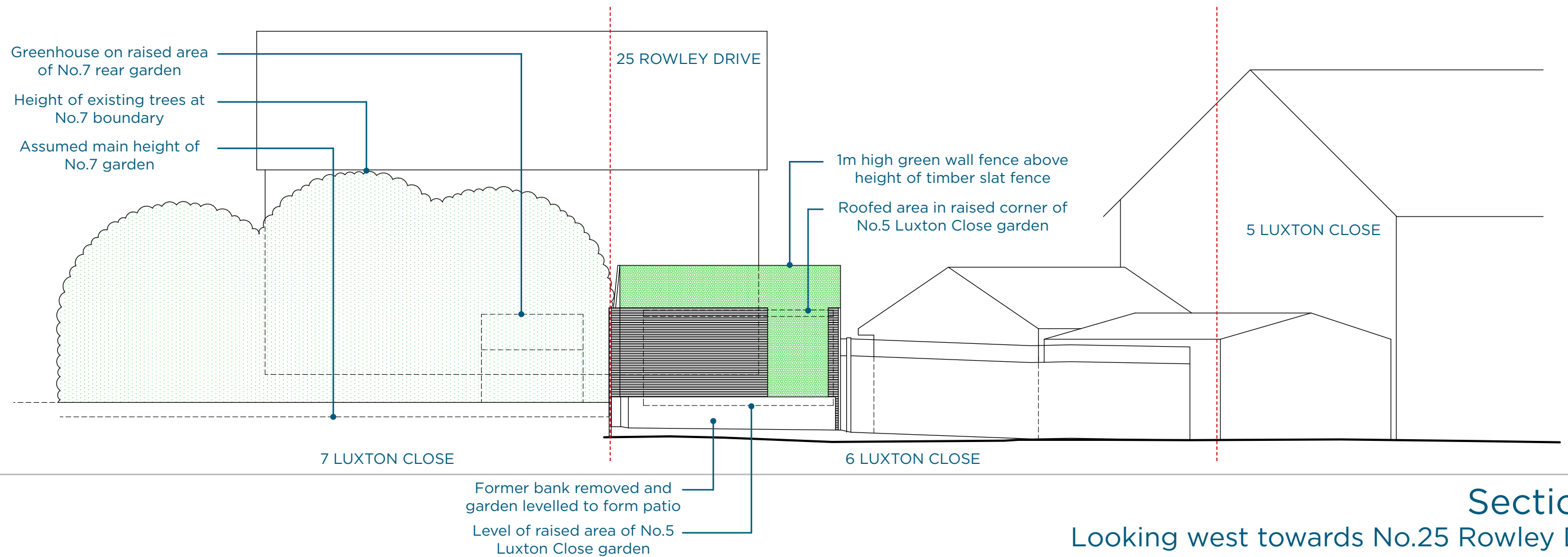


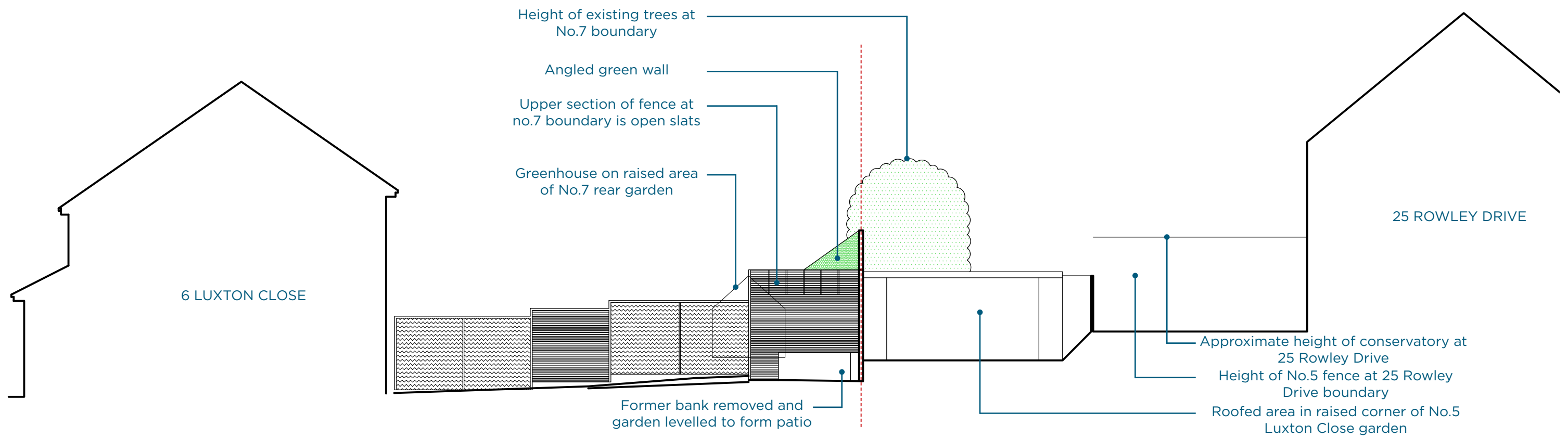


Changes of level
No.5, No.6, No.7 Luxton Close, 25 Rowley Drive



Section 1
Looking north towards No.5 Luxton Close





Section 3
Looking south towards No.7 Luxton Close

Dear Lisa and Dave

You asked for our views on the fence between our two rear gardens. This is in respect of retrospective planning submission, which you are about to submit.

Karen and I have enjoyed the privacy in our back garden during the 24 years we have lived at 5 Luxton Close. This was largely created by the high leylandii hedge, which sat for many years between our gardens, indeed before we moved in. See the attached photos, 'HedgeDSC' and 'Shed and HedgeDSC'.

This hedge was well over 4 meters high and probably at least a meter wide but unfortunately over the recent years its health had started to deteriorate. As a result Karen and I agreed that it would be better to replace the hedge with a fence. Whilst it would have been difficult to replace the hedge with a fence of the same height, we welcomed the proposal to replace the hedge with a high fence to maintain the privacy that we had become accustomed to in that corner of our garden. The new fence currently sits at 3.2 meters above our garden in that area, which is about a metre lower than the hedge and affords an adequate degree of privacy, from our perspective. See attached photo, 'IMG-2Garden Fence'.

We are content with the fence and we have now replaced the garden shed in that corner. To the SE of our garden there are very tall trees and foliage which sit about 5 meters or so high, (as seen in photo 'Shed and hedge'). We are therefore happy that the fence is in keeping with the surrounding foliage and trees.

Best regards
Gary and Karen.

25 Rowley Drive

Botley

Hampshire

SO30 2SN

27th January 2023

To whom it may concern,

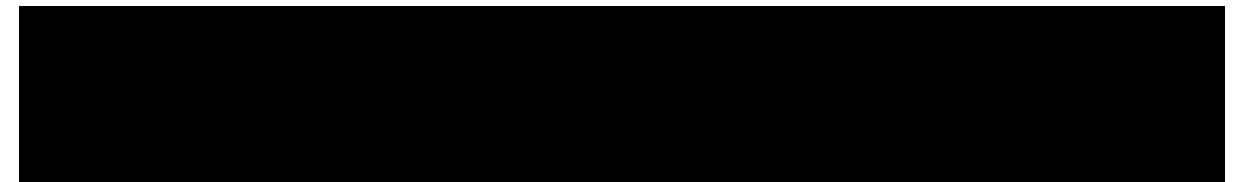
We have absolutely no objections to the fence that has been erected between numbers 5 and 6 Luxton Close.

We purchased our house with full knowledge that the fence was in place and it did not concern us at the time, nor does it now. The additional height of the fence provides privacy to both us and no. 6 Luxton Close, preventing direct views through each other's windows. It has clearly been well constructed using high quality materials and is sturdy and safe.

I enclose photographs of the fence from our upstairs windows, as well as from ground level (to show the relative height of the fence with the trees that are next to it).

We support the residents of no. 6 Luxton Close in their retrospective planning application.

Kind regards



Helen and Richard Cutler

