

20250813 25/02045/FPH (Patio and Pergolas)

The application FPH-Application Forms-13082025.pdf states that no trees or hedges were to be removed or pruned. An established tree of approximately 30 ft that was adjacent to the east boundary was removed to make room for the patio, along with a second smaller tree. On the west boundary a mature hazel tree of approximately 30 ft and two other trees were removed. All of these are visible in photographs in their document. As well as impacting biodiversity, these trees provided excellent screening between the properties reducing overlooking and improving privacy without being overbearing.



Satellite image from Google Maps showing trees removed at boundaries (indicated by arrows) with no 8 and no 12 before the works, downloaded 22/9/25



Boundary between no 10 and no 12 showing removed trees (indicated by arrows), taken 28/5/25.

We note that number 10 do not own the east, west or north boundaries and fences.

From the main dwelling of number 10 the ground slopes downhill towards the north (away from the house) and downhill from number 12 to 10 to number 8 (FPH-Plans-13082025(3).pdf).

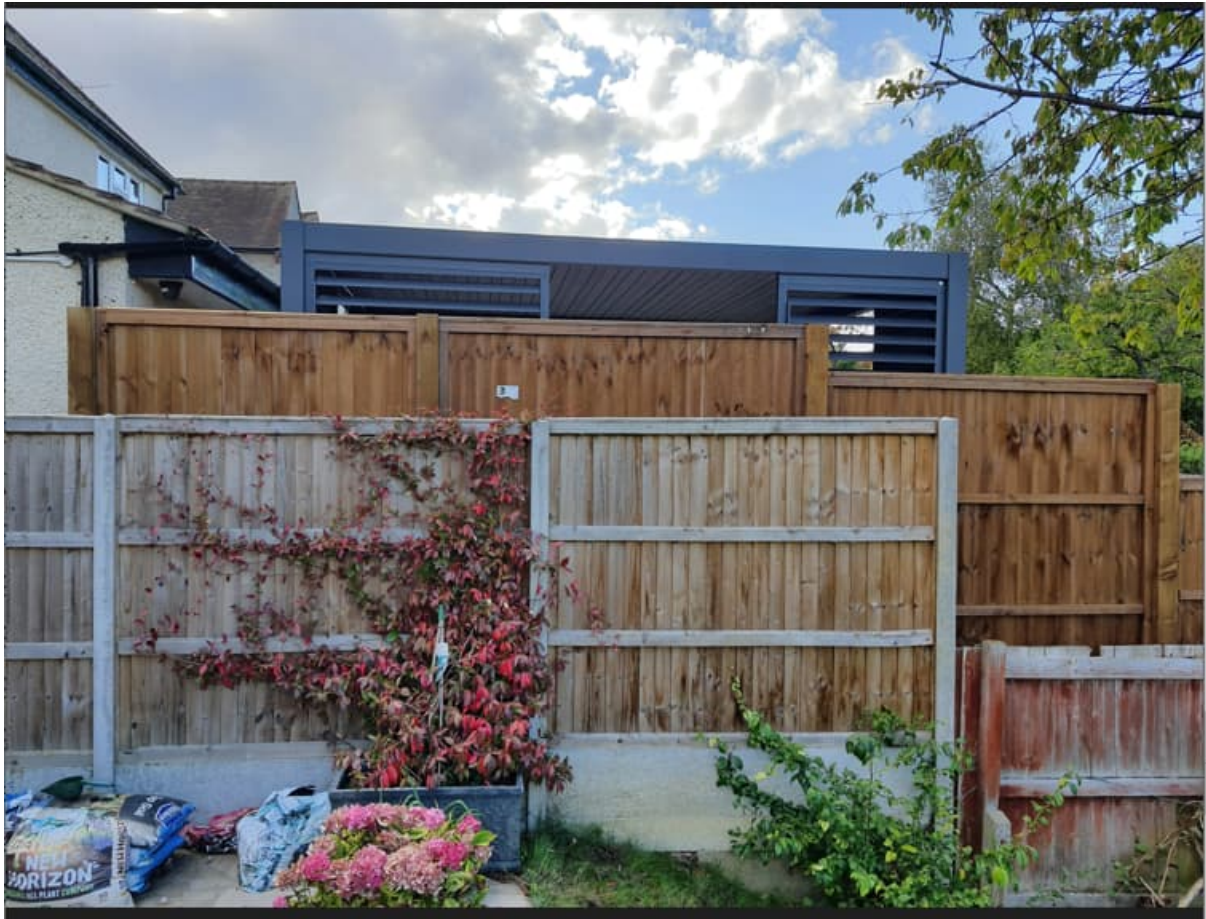
The existing east boundary fence has a height of approximately 1.8m above the patio 2m from the natural ground level at the south end, and 2.1 m at the north end due to the south-north slope

By extending the patio at no 10 and keeping it as one sloped level, the height above ground level is markedly higher at its north end than for the north end of the original patio limit. We estimate the height of the patio above the natural ground level – as determined by the foot of the original boundary fence – to be 80cm at its north end.

We estimate the patio of number 10 to be around 40cm above the patio of number 8. Added their fence makes this a total fence height 2.3m above our patio. We understand that the manufacturer's specifications for the pergola detail a height of 2.53m and making the total height 2.93m above our patio. The visual effect is oppressive and overbearing, towering as it does over our patio.

The patio of no 8 is about 30cm above the natural ground level at the north end. The patio of no 10 is around 80cm above natural ground level (as indicated by the base of the existing original fence, the ground has been substantially built up on the west side, leaning against the base of the fence) which further increases the imposing character of their fence and pergola when we step to the ground. Their patio now extends approximately 3m beyond ours. While there is a step down in their fencing, the fence's height of 2.3m above the natural ground height, its intruding visual impact is strongly enhanced by the length of the patio.

We disagree in the strongest manner with the statement that the new timber fence creates little change in any impact of overshadowing or amenity to the adjacent garden. They have increased the height by close to 0.5m and created an extremely imposing and overshadowing construction. Also, the brutalist nature of the chosen pergola is not at all in keeping with the character of the property or sympathetic to it or the neighbouring houses and amplifies its intrusive effect. The final result is intensely overbearing, especially with the tiered effect of the original fence, the higher fence and then the metal structure above that.



Fence belonging to No 8 approx 1.8 m above patio, fence belonging to no 10 approx 2.3 m above patio, pergola approx 2.93m above patio. Taken 29/7/25.

The arguments for privacy are confusing, inconsistent and fundamentally flawed. FPH-Supporting Documents-13082025 .pdf states “The boundary fence on the western side of the patio remains as existing, with the patio generally lower than the adjoining garden and so has no adverse impact on the neighbouring amenity or privacy.” Considering the natural slope of West Hill, the garden of number 12 is higher than the patio of number 10 and their fence is lower (FPH-Plans-13082025(3).pdf). Their measured fence height is <1.5m, and so allows its occupants to look directly onto the patio and into the garden of number 10. (see photograph) The privacy afforded to number 12 is unchanged by the construction and number 10 makes no argument that it needs to be improved from their perspective. Their argument about needing higher fencing is restricted to the east direction, despite the property and garden of number 8 being significantly lower than those of numbers 10 and 12. In summary, their own submission shows the western boundary has lower fencing, and a higher garden than number 8 yet they claim no privacy issues there.



View from no. 12 taken 24/9/25

From our perspective, we do not have privacy concerns about the actual boundary fence as it is 1.8m above the patio and both high enough to prevent them from looking over it (unless they stand adjacent to the fence and do so deliberately) and to prevent us looking over it either (remembering that our patio is approximately 40cm lower).

As part of their changes, a jacuzzi has been installed under the pergola, and is a little over 30 cm from the boundary. Just as the existing boundary fence prevents us from looking from out into their garden, it also creates suitable privacy for use of a jacuzzi. We are concerned that the proximity to the boundary causes the jacuzzi to make a noise intrusion that will increase as their children age, intruding into to our use of the garden, and we object to its location.

In conclusion, we object to the fence, eastern pergola, and the location of the jacuzzi. We do not object to the new patio per se but note from FPH-Plans-13082025(1).pdf that over 50% of the plot has now been built over causing us to have concerns about drainage of surface water. We are concerned about rainwater drainage requirements (section H3) and flood risk concerns, and that we were not given the required opportunity to comment on and/or object to the construction.

Works began with the installation of scaffolding on 6th May for the removal of the chimney, with associated internal works, amendments to the front, back and summer house all occurring subsequently as a coherent program of work. We are concerned that the cumulative group of significant works (25/00599/FPH, 25/02045/FPH and 25/02047/FPH) proceeded without accurate planning requests, statutory consultation and proper permissions and can only conclude that there has been a deliberate attempt to avoid proper processes and to present both neighbours and authorities with a fait accompli.