

Planning Application – Fence Installation & Domestic Curtilage Land Conversion

42 Hampshire Road, Royston, SG8 9FU

Overview

I am seeking planning permission for the erection of a 2m timber boundary fence, with gate, to enclose land that forms part of my property but is currently unfenced. As part of this application, I am also seeking planning permission for the change of use of this land from its existing use, understood to be amenity land, to domestic curtilage associated with the dwelling. The proposed fence will be positioned adjacent to the existing footpath, as shown on the submitted plans and supporting photographs.

The purpose of the proposal is to create a secure and clearly defined boundary around land that is already within my ownership and to incorporate it formally into the residential curtilage of the property. The land is physically adjacent to the existing garden and will be used solely for purposes related to the enjoyment of the dwelling. At present, the open nature of the boundary results in occasional wind-blown litter from the surrounding area, including the nearby communal bin stores, collecting on the land. The area also experiences pedestrian encroachment due to its proximity to the adjacent visitor parking space. The proposed fence will provide a clear boundary and improve the management and appearance of this part of the property.

Once enclosed, I intend to landscape the area as an extension of my garden using native wildflowers and other planting to create a natural, biodiverse space that complements the nearby heathland. The land will remain open and permeable, with no buildings or hardstanding proposed as part of this application. The fence has been designed as a simple, treated timber boundary. This enhancement will improve the visual appearance of the site while providing a habitat that is more in keeping with the local environment.

The proposal will also improve the privacy and amenity of the property. The house has an open-plan ground floor with a side-facing window that is directly visible from the flats' car park opposite. The fence will provide an appropriate level of screening, allowing the occupants to enjoy their home and garden with increased privacy.

The property is located on the corner of a short residential cul-de-sac, with only a small number of properties beyond the junction. The proposed fence has been carefully positioned so that it does not extend to the corner itself, ensuring that visibility for pedestrians and vehicles is maintained. As demonstrated in the submitted drawings and photographs, the proposal will not obstruct sight lines or adversely affect highway safety.

The proposed change of use will regularise the use of land that is already within my ownership by incorporating it into the domestic curtilage of the dwelling. The land will continue to be maintained to a high standard as private garden space, providing ecological and visual enhancements without adversely affecting neighbouring properties, the wider street scene, or public safety.

Overall, the proposal will provide a well-defined boundary to land already within my ownership, formalise its use as domestic curtilage, improve residential amenity through increased privacy and

security, enhance biodiversity through sensitive landscaping, and maintain safe visibility for all road users and pedestrians. I respectfully request that planning permission be granted.

Layout Plan

The layout plan, Figure 5, shows the proposed positioning of the fencing on the boundary of the property. This has been broken down into 3 distinct sections; front fence (which will run in line with the front of my house), side fence (which will skirt the boundary of my land) and rear fence, this definition is utilised on the elevation plan.

There is an existing brick garden wall approximately 2m in height that is marked on the Layout Plan for reference. Figure 8 to Figure 11 provide images from the 3rd July 2026 of the site for the proposed fence. Additionally planted laurels can be seen, approximately 0.5m in height, the intent would be to keep these laurels on the household side of the fence.

Proposed Elevation Plan, Materials & Finish

Figure 7 shows the proposed elevation plan for the fencing, as can be seen on the Elevation Plan the height will not exceed 2m.

The below figures detail the expected materials for each part of the fence; fence panel, gravel board, fence post and gate. Wood will be used across all parts, these will be pressure treated with a brown natural finish.

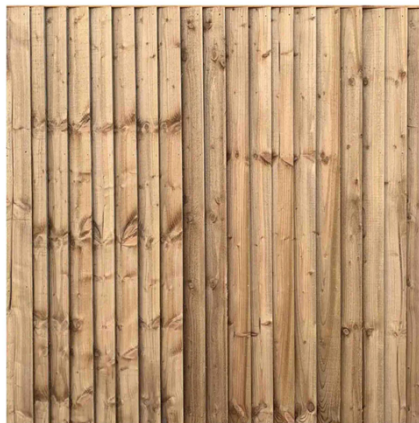


Figure 1 – 6FT x 6FT Vertical Closeboard Fence Panel - Pressure Treated Brown



Figure 2 – 2.4M 150MM Wooden Gravel Board - Pressure Treated Brown



Figure 3 – 2.4M 100MM x 100MM Wooden Fence Post - Pressure Treated Brown



Figure 4 – 1.8M x 900MM Ledged Braced Tongue Groove Gate - Pressure Treated Brown

Other

We have reviewed the Title Deeds for 42 Hampshire Road, and additional enclosed Title Deeds for Restrictive Covenants we did not find any evidence of Covenants that would prevent the installation of the proposed fence.

List of Documents

The below table captures the documents associated with this Planning Application.

Reference #	Name
001	42 Hampshire Road 1-500 Scale
002	42 Hampshire Road 1-1250 Scale
003	42 Hampshire Road - Elevation Plan - 1-50
004	42 Hampshire Road Title Plan

Table 1 - References

Appendix



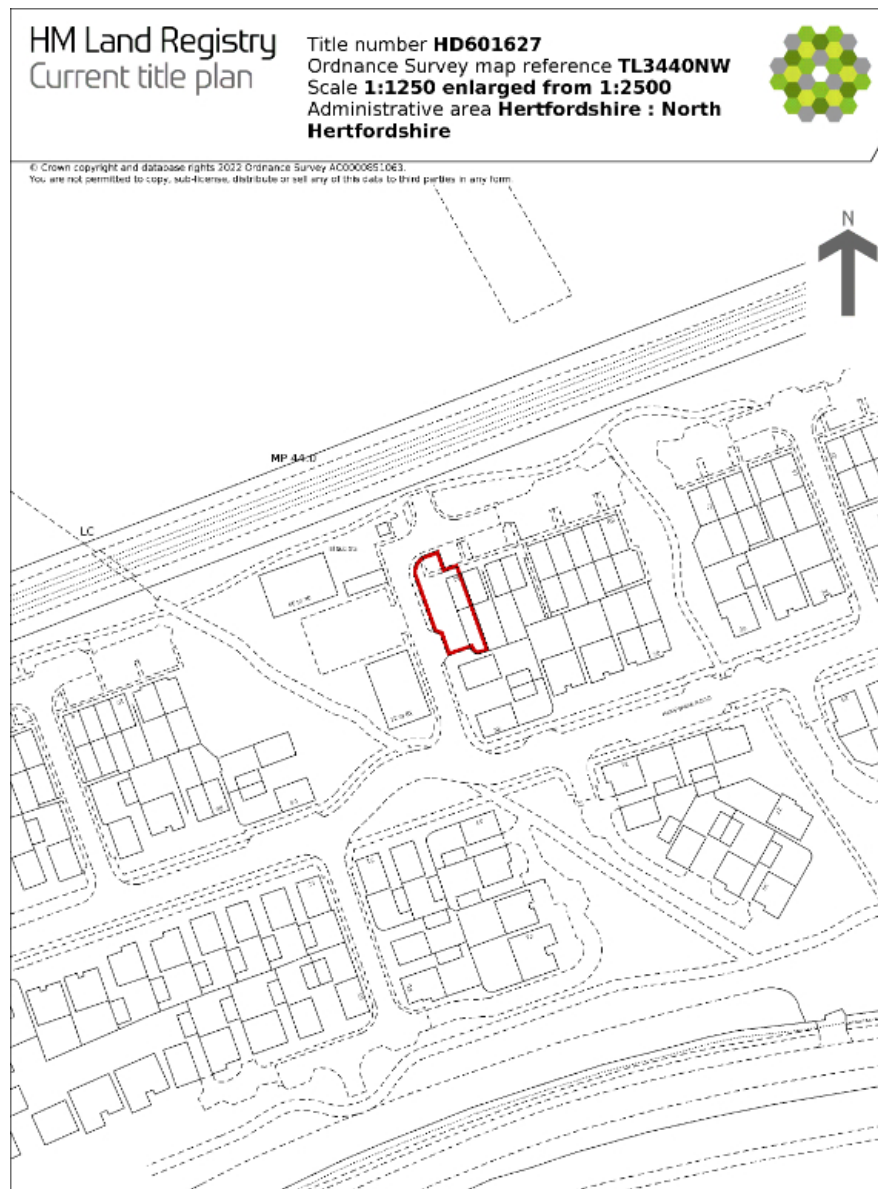
Key

- Proposed Fencing
- Existing Garden Wall
- /// Garden Path

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Figure 5 – Layout Plan, Scale 1:500



This is a copy of the title plan on 3 JUL 2026 at 15:12:24. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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This title is dealt with by HM Land Registry, Leicester Office.

Figure 6 – Title Plan for 42 Hampshire Road

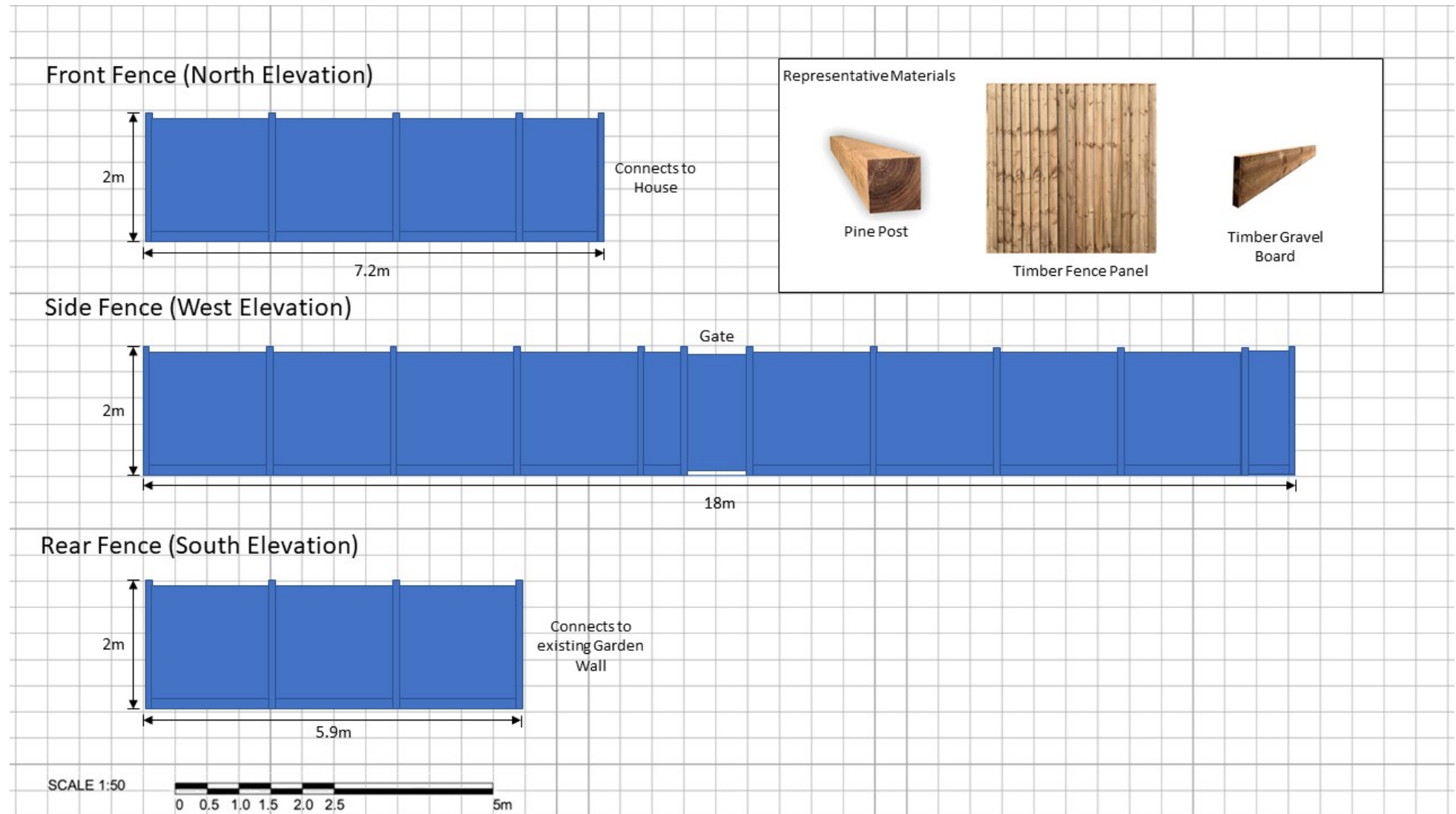


Figure 7 – Proposed Elevation Plan, Scale 1:50



Figure 8 – View of proposed front fence location

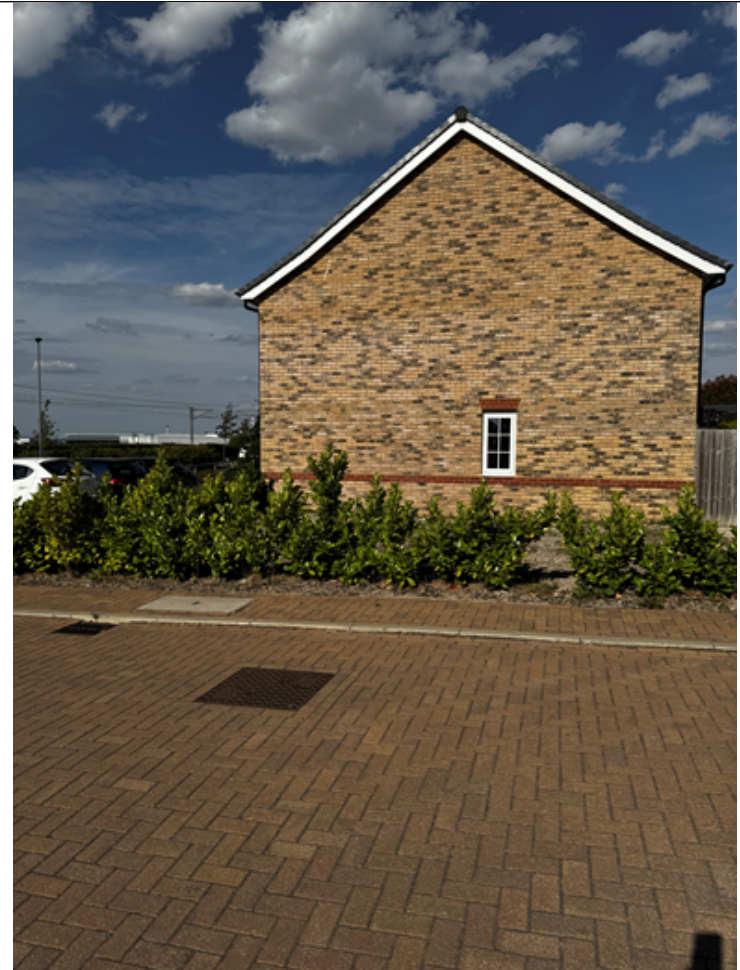


Figure 9 – View of proposed side fence location – Part 1



Figure 10 – View of proposed side fence location – Part 2



Figure 11 – View of proposed side fence location