

DC Admin

From:
Sent: 16 April 2025 16:42
To: DC Admin
Subject: Planning application number 2024/62/93017/W

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Please confirm receipt of my objection to the erection of the fence at number 51 Longcroft HD5 8XW.

I note the plans have now been amended to reflect a new fence line.

However whilst the new plans now allow for a better line of sight for numbers 55 and 57 exiting their shared drive, this new fence line does not improve the line of sight for vehicles forced onto the wrong side of the road when driving down the hill, due in part to the tree in the property front garden and parked vehicles on the bend.

In reverse it also does not give drivers sight of cars travelling on the wrong side of the road when driving up around the bend. This also poses a significant risk to children on bikes or scooters on the wrong side of the road, again due to parked cars. Almost daily I am forced to break suddenly when exiting my property and driving off Longcroft due to the inability to see vehicles coming the other way. And the same on returning to my property.

Since the closure of comments from the public in February, the property opposite number 51 has been rented out to new occupants, who have 4 vehicles, and now almost constantly have at least one vehicle parked on the bend.

This is the current line of site driving around the bend in both directions and for owners exiting the driveways of numbers 55 and 57.



The fence as it now stands is unsightly, and in time will only deteriorate and become an even bigger eyesore. The application states it will be stained, however since being erected last year the home owner has not yet stained it. This leads me to believe the appearance of the fence will not be maintained by the owner. They have no incentive to maintain its appearance as they never drive past it. The owner is responsible for maintaining the shrubs between the footpath and the road, but as they do not do this and as they grow to restrict the line of sight when exiting their property the neighbour at 55 Longcroft maintains them.

The original fence was about 5 metres away from the footpath, with a pleasant grass verge with shrubs and bushes planted in front of the fence, giving the green open feel the covenant in the deeds required of the entire estate. The shrubs and bushes which were previously in front of the fence have been removed leaving a bare unsightly exposed fence.

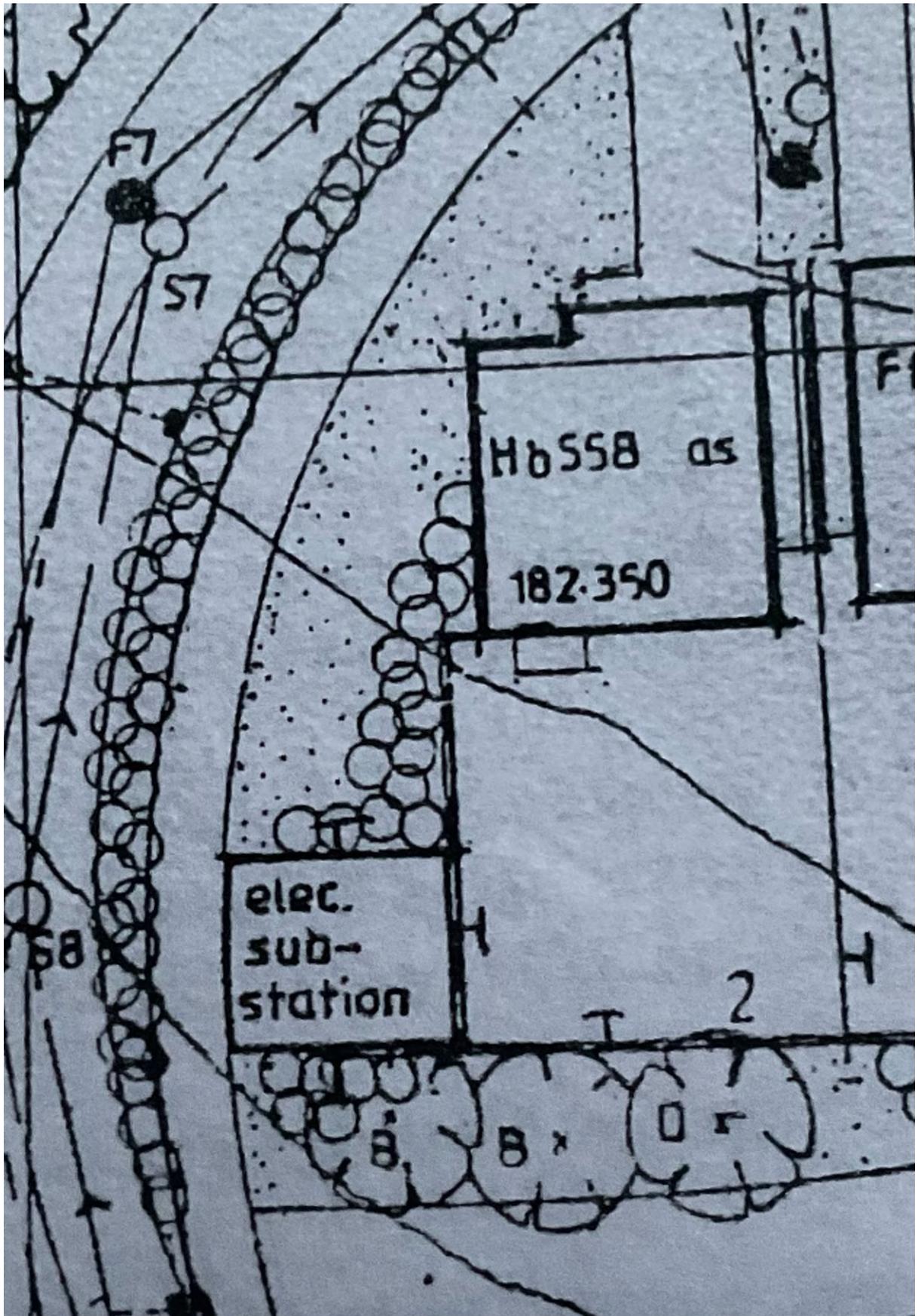
Originally the fence ran from the rear corner of the property behind the substation, and was not connected to it in any way. Do the electricity company know there is now a fence attached to their property?

The title deeds Third Schedule Covenant states-

"1. No building structure or erection of any kind shall be placed or erected on the Transferred Land nearer to the road to which the same fronts than the frontage of the Premises and the space between the Premises and the said road shall be maintained as an ornamental garden or grass plot and kept in a neat and tidy condition" and
"3. Forever hereafter to maintain a suitable fence wall or hedge where marked with a "T" inwards"

The owner should return the fence to its original boundary, as per the title deeds, replant the shrubs to disguise the fence and return and maintain the ornamental garden and grass plot as well as move the garden shed to the rear of the property behind the original fence line.

Original plan detailing the fence line, shrubs and grass verge from 1995, the boundary marked with a "T" is clearly visible on the plans for the property at number 51.



The street now feels claustrophobic and if the fence remains this will undoubtedly negatively effect the valuation of the neighbouring properties, in particular numbers 54 and 56 who's properties are directly opposite this new fence. The owner of number 51, if the fence is not returned to its original location, benefits from a much larger rear garden and as a result will also no doubt benefit from an increase of the valuation of the property.

The application does not mention widening the driveway. The comments by the highways department state that the width of the drive would accommodate 2 vehicles, which is not correct. The drive itself no where near wide enough for 2 vehicles side by side and also not long enough for 2 vehicles. It does have a narrow paved path either side of the driveway, but these were paving slabs laid by a previous owner and not suitable for a vehicle. As can be seen on the first photo this is a single car/garage width drive.

Vehicles parked on the road already cause visibility problems for drivers in both directions.

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