

## Notice of Review: 25 Carlowrie Place, Gorebridge

### Determination Report

Report by Chief Officer Place

#### 1 Purpose of Report

- 1.1 The purpose of this report is to provide a framework for the Local Review Body (LRB) to consider a 'Notice of Review' for the erection of fence (retrospective) at 25 Carlowrie Place, Gorebridge.

#### 2 Background

- 2.1 Planning application 24/00745/DPP for the erection of fence (retrospective) at 25 Carlowrie Place, Gorebridge was granted planning permission subject to conditions on 17 January 2025; a copy of the decision is attached to this report. The conditions on planning permission 24/00745/DPP subject to this review are as follows:

1. The section of fence extending 2.9m from the boundary with 23 Carlowrie Place shall be reduced in height to 1.36m with the option of the removed part of the fence being replaced with a trellis, details of which shall be submitted to and approved in writing by the Planning Authority prior to its erection.

***Reason:*** To reduce the impact of the fence on the amenity of the neighbouring property.

2. Apart from the section of fence referred to in condition 1 the fence and gate heights shall not exceed the annotated dimensions on the approved Illustration/photographs.

***Reason:*** For the avoidance of doubt as to the approved heights.

3. Within 3 months of the date of this decision notice one hedgehog hole measuring 13cm by 13cm shall be formed within the fence at ground level.

***Reason:*** In the interests of biodiversity.

The applicant is requesting that the conditions are removed from the grant of planning permission.

2.2 The review has progressed through the following stages:

- 1 Submission of Notice of Review by the applicant.
- 2 The Registration and Acknowledgement of the Notice of Review.
- 3 Carrying out Notification and Consultation.

### **3 Supporting Documents**

3.1 Attached to this report are the following documents:

- A site location plan (Appendix A);
- A copy of the notice of review form and supporting statement (Appendix B). Any duplication of information is not attached;
- A copy of the case officer's report (Appendix C);
- A copy of the decision notice, excluding the standard advisory notes, issued on 17 January 2025 (Appendix D); and
- A copy of the key plans/drawings (Appendix E).

3.2 The full planning application case file and the development plan policies referred to in the case officer's report can be viewed online via [www.midlothian.gov.uk](http://www.midlothian.gov.uk).

### **4 Procedures**

4.1 In accordance with agreed procedures, the LRB:

- Have determined to undertake a site visit (only elected members attending the site visit can participate in the determination of the review); and
- Have determined to progress the review by written submissions.

4.2 The case officer's report identified that there were no consultations required and representations received.

4.3 The next stage in the process is for the LRB to determine the review in accordance with the agreed procedure:

- Identify any provisions of the development plan which are relevant to the decision;
- Interpret them carefully, looking at the aims and objectives of the plan as well as detailed wording of policies;
- Consider whether or not the proposal accords with the development plan;
- Identify and consider relevant material considerations for and against the proposal;
- Assess whether these considerations warrant a departure from the development plan; and
- State the reason/s for the decision and state any conditions required if planning permission is granted.

4.4 In reaching a decision on the case the planning advisor can advise on appropriate phraseology and on appropriate planning reasons for reaching a decision.

- 4.5 Following the determination of the review the planning advisor will prepare a decision notice for issuing through the Chair of the LRB. A copy of the decision notice will be reported back to the LRB for noting.
- 4.6 A copy of the LRB decision will be placed on the planning authority's planning register and made available for inspection online.

## **5 Conditions**

- 5.1 The nature of the proposal is such that it is considered that no conditions would be required if the LRB is minded to grant planning permission subject to the removal of the stated condition as set out in the report.

## **6 Recommendations**

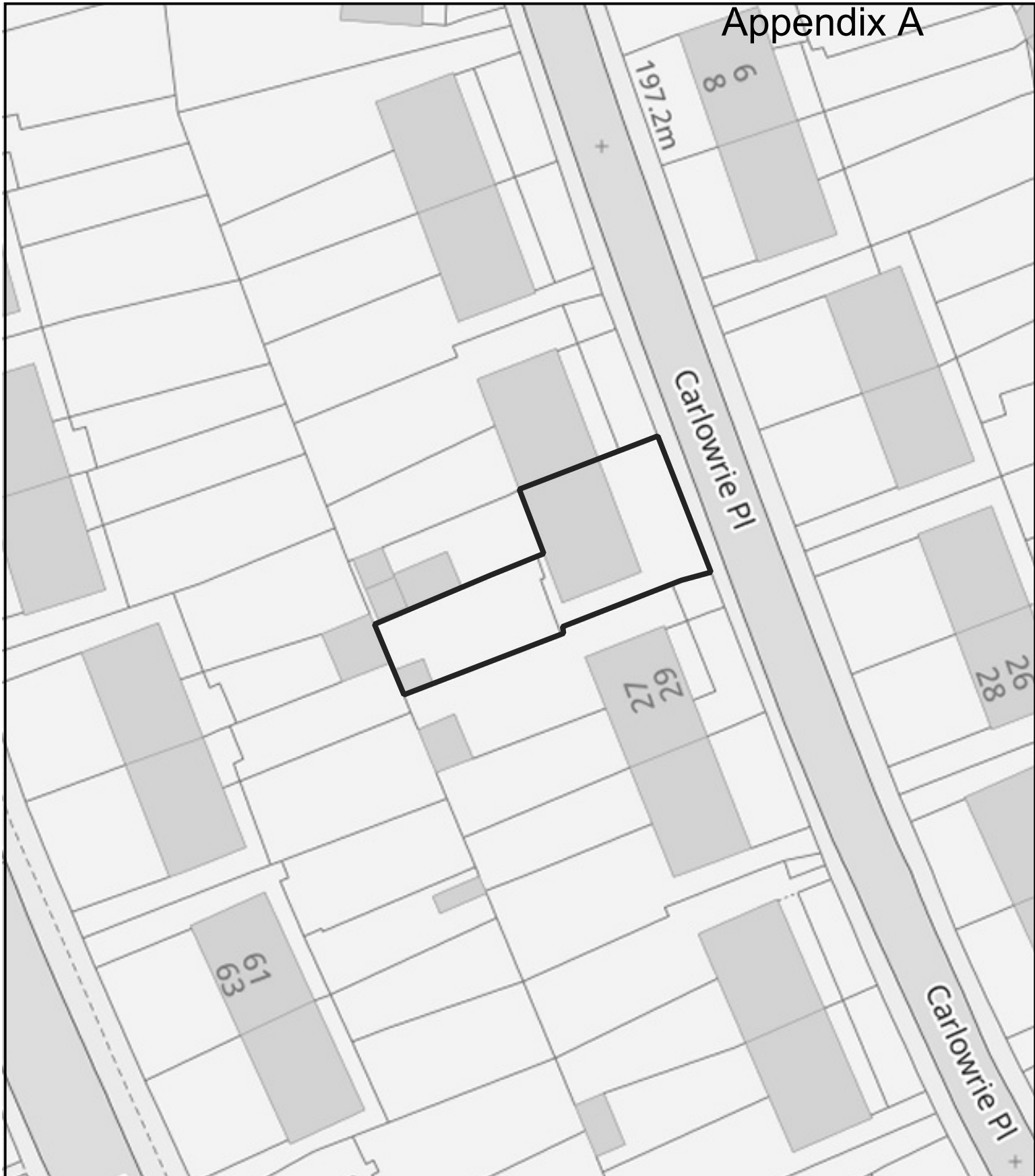
- 6.1 It is recommended that the LRB:
- a) determine the review; and
  - b) the planning advisor draft and issue the decision of the LRB through the Chair

**Peter Arnsdorf**  
**Planning, Sustainable Growth and Investment Manager**

**Date:** 2 May 2025

**Report Contact:** Ingrid Forteath – Planning Officer  
[Ingrid.Forteath@midlothian.gov.uk](mailto:Ingrid.Forteath@midlothian.gov.uk)

**Background Papers:** Planning application 24/00745/DPP available for inspection online



**Planning Service  
Place Directorate**

Midlothian Council  
Fairfield House  
8 Lothian Road  
Dalkeith, EH22 3AA

Erection of fence (retrospective)

25 Carlowrie Place, Gorebridge, EH23 4XL

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File No. 24/00745/DPP

Scale 1:500



## NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect of Decisions on Local Developments  
 The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND) Regulations 2013  
 The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

**IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.**

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title		Ref No.	
Forename	MARIA	Forename	
Surname	JEDRZEJAK	Surname	
Company Name		Company Name	
Building No./Name	25	Building No./Name	
Address Line 1	CARLOWRIE PLACE	Address Line 1	
Address Line 2		Address Line 2	
Town/City	GOREBRIDGE	Town/City	
Postcode	EH23 4XL	Postcode	
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	MIDLOTHIAN COUNCIL		
Planning authority's application reference number	24/00745/DPP		
Site address	25 CARLOWRIE PLACE EH23 4XL GOREBRIDGE		
Description of proposed development	BUILT A FENCE		

Date of application

31/04/2025

Date of decision (if any)

17/01/2025

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

#### 4. Nature of Application

Application for planning permission (including householder application)

Application for planning permission in principle

Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)

Application for approval of matters specified in conditions

#### 5. Reasons for seeking review

Refusal of application by appointed officer

Failure by appointed officer to determine the application within the period allowed for determination of the application

Conditions imposed on consent by appointed officer

#### 6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

Further written submissions

One or more hearing sessions

Site inspection

Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

I WOULD LIKE TO PROVIDE ADDITIONAL ARGUMENTS EXPLAINING WHY MY PROPOSED FENCE IS APPROPRIATE AND BETTER MEETS MY NEEDS THAN THE SUGGESTED TRELIS.

#### 7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

Can the site be viewed entirely from public land?

Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

## 8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

THE CURRENT SITUATION AFFECTS MY PRIVACY AND ENJOYMENT OF MY PROPERTY. I AM SEEKING A REVIEW BECAUSE MY APPLICATION TO REPLACE THE EXISTING FENCE WAS REFUSED. I BELIEVE MY PROPOSED DESIGN IS REASONABLE AND APPROPRIATE FOR THE AREA. THE REFUSAL WAS BASED ON THE SUGGESTION TO USE A TRELIS, WHICH I DO NOT AGREE WITH, AS IT DOES NOT MEET MY NEEDS IN TERMS OF PRIVACY AND SECURITY. THE PROPOSED SOLID FENCE IS VISUALLY SUITABLE, PRACTICAL, AND DOES NOT NEGATIVELY IMPACT THE SURROUNDING AREA. I REQUEST THAT MY PROPOSAL BE RECONSIDERED BASED ON ITS MERITS. I HAVE ATTACHED AN ADDITIONAL LETTER PROVIDING FURTHER EXPLANATION AND SUPPORTING INFORMATION.

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes  No

If yes, please explain below a) why you are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

## 9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

I HAVE ATTACHED AN ADDITIONAL LETTER  
PROVIDING FURTHER EXPLANATION OF MY  
APPEAL. [REDACTED]  
[REDACTED]

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

## 10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form

Statement of your reasons for requesting a review

All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

## DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature

[REDACTED]

Name:

JEDRZEJAK MARIOLA

Date:

3/04/2025

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.



To:

The Planning, Sustainable Growth and Investment Manager

Planning, Sustainable Growth and Investment Service

Midlothian Council

Fairfield House

8 Lothian Road

Dalkeith

EH22 3AA

Appeal against Planning Decision No. 24/00745/DPP

Dear Sir/Madam,

I am writing to appeal the planning decision No. 24/00745/DPP dated 17 January 2025 regarding the fence at my property at 25 Carlowrie Place, Gorebridge, EH23 4XL. I am specifically appealing against Condition No. 1, which requires part of the fence to be reduced in height to 1.36m and allows replacement with a trellis.

I do not agree to install a trellis for the following reasons:

1. Protection from neighbours and safety

The fence was built primarily to protect my family and ensure basic safety. Unfortunately, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Additionally [REDACTED]

[REDACTED]

## 2. Right to privacy and family life

Article 8 of the Human Rights Act 1998 guarantees everyone the right to respect for their private and family life and home. Lowering the fence or replacing it with a trellis would breach this right - in our case [REDACTED]

## 3. Planning policy

Under the Midlothian Local Development Plan 2017 (Policy DEV2), planning decisions must protect residents' amenity. Reducing the fence would seriously impact our privacy, comfort and feeling of safety, contrary to the purpose of this policy.

## 4. Financial burden and structural safety

[REDACTED] I should not bear additional costs for modifying the fence. The current structure was built with the full knowledge and permission of the letting agency.

Moreover, replacing part of the fence with a trellis would weaken the structural stability of the fence. This modification would make it less resistant to strong winds, which are common in this area, posing a potential hazard to people and property.

## 5. Similar fences in the area

There are numerous fences of similar or greater height in the surrounding area that have been built

without planning permission. Unlike others, I chose to follow the law and submitted an application. I believe my honesty should not be penalised more strictly than those who ignored the regulations.

6. Temporary permission

If a permanent approval is not possible, I respectfully request that temporary permission be granted for the duration of my tenancy at [REDACTED]

7. Compliance with environmental condition

Lastly, I confirm that the hedgehog hole (13cm x 13cm) has already been installed as required in the original planning conditions.

For all the reasons outlined above, I kindly ask for Condition No. 1 to be removed and permission granted for the fence to remain in its current form.

Sincerely,

Mariola Jedrzejak

25 Carlowrie Place

Gorebridge EH23 4XL

Date: [insert date]

[REDACTED]

3/04/2025

Mariola Jedrzejak  
25 Carlowrie Place  
Gorebridge  
EH23 4XL

To:  
Local Review Body  
Midlothian Council  
Midlothian House  
Buccleuch Street  
Dalkeith  
EH22 1DN

Subject: Supplement to Notice of Review – Case 24/00745/DPP  
Date: 6/04/2025

Dear Members of the Local Review Body,

I am writing to supplement my Notice of Review regarding planning application 24/00745/DPP, with further information I believe is essential to the fair assessment of my case.

The fence in question was erected in response to long-standing and serious invasions of my privacy, safety, and family peace by neighbours. My child was directly exposed to stressful situations, including being watched, harassed with inappropriate comments, and exposed to the aggressive behaviour of the neighbours' dog. The fence has provided both physical and psychological protection for our home, restoring a minimum sense of safety and comfort.

Regrettably, since the installation of the fence, there have been deliberate attempts to damage it. Neighbours have poured an unknown substance – believed to be acid – at the base of the support posts, threatening the structural integrity of the fence. In this context, any modifications to the fence – such as lowering it or replacing parts with trellis – would not only be impractical but could further weaken its durability.

I therefore strongly oppose the suggestion of replacing part of the fence with trellis. Such a structure is too fragile, offers no real visual or physical protection, and would not withstand the ongoing acts of vandalism.

This situation is also having a negative impact on my mental health. The persistent stress, anxiety, and sense of vulnerability affecting both me and my child have become increasingly difficult to endure. Should this situation continue, I am prepared to seek medical assistance.

As a compromise, I would be willing to accept a temporary permission for the existing fence, lasting for the duration of my tenancy at this property. This would allow my family to maintain a safe and peaceful living environment without requiring a permanent change to the property.

Please also consider that I had the explicit permission of the letting agency to erect the fence, and I did not act independently of the property owner. The fence is located to the rear of the building, does not affect the public streetscape, and – as confirmed in the original report – does not cause overshadowing or restrict daylight to neighbouring windows.

Thank you for considering my circumstances. I respectfully request that the fence be allowed to remain in its current form, as it is essential to the well-being and security of my family.

Mariola Jedrzejak

## MIDLOTHIAN COUNCIL

### DEVELOPMENT MANAGEMENT PLANNING APPLICATION DELEGATED WORKSHEET:

**Planning Application Reference:**24/00745dpp

**Site Address:** 25 Carlowrie Place, Gorebridge

**Site Description:**

The application property comprises an upper flat in a four in a block building, within a residential area.

**Proposed Development:**

Erection of fence (retrospective)

**Proposed Development Details:**

Planning permission is being sought retrospectively for a horizontal timber boarded fence incorporating vertical timber boarded gates running parallel with part of the rear elevation of the building. The fence and gates measure a total of 8.91m long; the fence directly to the rear of the building measures 1.7m high; and the gates and sections of fence to the south of this measure 2m high. the fence is set 1.49m from the rear elevation of the building with the gates set back by a further 0.9m.

**Background (Previous Applications, Supporting Documents, Development Briefs):**

History sheet checked.

**Consultations:**

None required.

**Representations:**

None received.

**Relevant Planning Policies:**

Planning policy currently comprises National Planning Framework 4 and the adopted Midlothian Local Development Plan 2017. The following policies are relevant to the proposal:

**NPF4**

**Policy 1 Tackling the climate and nature crises**

When considering all development proposals significant weight will be given to the global climate and nature crises.

**Policy 3 Biodiversity**

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening

nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

#### **Policy 14 Design, quality and place**

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

#### **Policy 16 Quality homes**

g) Householder development proposals will be supported where they:

i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and

ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

h) Householder development proposals that provide adaptations in response to risks from a changing climate, or relating to people with health conditions that lead to particular accommodation needs will be supported.

The relevant policy of the **Midlothian Local Development Plan 2017** is;

DEV2 – Protecting amenity within the built-up area - seeks to protect the character and amenity of the built-up area.

It is noted that policy DP6 House Extensions, from the now superseded 2008 Midlothian Local Plan, set out design guidance for new extensions requiring that they are well designed in order to maintain or enhance the appearance of the house and the locality. The policy guidelines contained in DP6 also relate to size of extensions, materials, impact on neighbours and remaining garden area. It also states that front porches to detached or semi-detached houses are usually acceptable provided they project less than two metres out from the front of the house. It also allowed for novel architectural solutions. The guidance set out within this policy has been successfully applied to development proposals throughout Midlothian and will be reflected within the Council's Supplementary Guidance on Quality of Place which is currently being drafted.

#### **Planning Issues:**

The main planning issue to be considered is whether or not the proposal complies with the development plan policies and, if not, whether there are any material planning considerations which would otherwise justify approval.

Permitted development allows for the erection of fences albeit lower in height than that erected at the application property. The development will not have a significant impact on sustainability as compared to development which could ordinarily be carried out under permitted development.

Located to the rear of the building the fence does not have a significant impact on the visual amenity of the street scene. Boundary fences are not an uncommon feature in domestic settings.

No. 23 Carlowrie Place forms the ground floor flat beneath the application property within the four in a block. The fence is located in front of a bedroom/study window of this property. It is unusual to have a fence in such close proximity to the rear of a neighbouring window. By virtue of the relationship and proximity to the bedroom/study window of no. 23 the fence will be a very visually prominent and overbearing feature with a detriment impact on the residential amenity of this property. In order to reduce the impact part of the fence to the rear of the building should be reduced in height with the removed top part possibly replaced by a trellis to give it a more lightweight appearance. This can be covered by condition should planning permission be forthcoming. The top of the fence is below the mid point (1.9m) of this window and as such it will not have a significant impact on either daylight or sunlight to this window.

In the interest of biodiversity the provision of a hedgehog hole in the fence can be covered by condition.

**Recommendation:**

Grant planning permission

## Planning Permission

Town and Country Planning (Scotland) Act 1997

Reg. No. 24/00745/DPP



Mrs Mariola Jedrzejak  
25 Carlowrie Place  
Gorebridge  
EH23 4XL

Midlothian Council, as Planning Authority, having considered the application by Mrs Mariola Jedrzejak, 25 Carlowrie Place, Gorebridge, EH23 4XL, which was registered on 10 December 2024, in pursuance of their powers under the above Acts, hereby grant permission to carry out the following proposed development:

### Erection of fence (retrospective) at 25 Carlowrie Place, Gorebridge, EH23 4XL

in accordance with the application and the following documents/drawings:

<u>Document/Drawing</u>	<u>Drawing No/Scale</u>	<u>Dated</u>
Site Plan		10.12.2024
Site Layout Plan		10.12.2024
Illustration/Photograph		10.12.2024
Illustration/Photograph		10.12.2024

This permission is granted for the following reasons:

*On the basis of available information the proposed development does not conflict with the aims of NPF4 with regards to sustainability.*

*The fence does not have a significant impact on the visual amenity of the surrounding area or, at the reduced height, the amenity of neighbouring properties and complies with the aims of policies 14 and 16 of NPF4 and DEV2 of the adopted Midlothian Local Development Plan 2017.*

Subject to the following conditions:

1. The section of fence extending 2.9m from the boundary with 23 Carlowrie Place shall be reduced in height to 1.36m with the option of the removed part of the fence being replaced with a trellis, details of which shall be submitted to and approved in writing by the Planning Authority prior to its erection.

**Reason:** *In order to reduce the impact of the fence on the amenity of the neighbouring property.*

2. Apart from the section of fence referred to in condition 1 the fence and gate heights shall not exceed the annotated dimensions on the approved Illustration/photographs.

**Reason:** *For the avoidance of doubt as to the approved heights.*

3. Within 3 months of the date of this decision notice one hedgehog hole measuring 13cm by 13cm shall be formed within the fence at ground level.

**Reason:** *In the interests of biodiversity.*



Dated 17 / 1 / 2025

A handwritten signature in black ink, consisting of the letters 'D' and 'R' written in a cursive, stylized manner.

.....  
Duncan Robertson  
Lead Officer – Local Developments,  
Fairfield House, 8 Lothian Road, Dalkeith, EH22 3ZN



Mining  
Remediation  
Authority

### **Informative Note**

*The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.*

*Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:*

*<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>*

*Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:*

*[www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property](http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property)*

*What is a permit and how to get one?*

*<https://www.gov.uk/government/publications/permit-process/permit-process>*

*In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.*

*If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required.*

*Further information regarding Incidental Coal Agreements can be found here -*

*<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>*

*If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at:*

**Mining Remediation Authority**

*<https://www.gov.uk/government/organisations/mining-remediation-authority>*

*Informative Note valid from 1<sup>st</sup> January 2025 until 31<sup>st</sup> December 2026*

APPROVED  
17.01.2025  
24/00745/DPP

ROAD

FRONT GARDEN

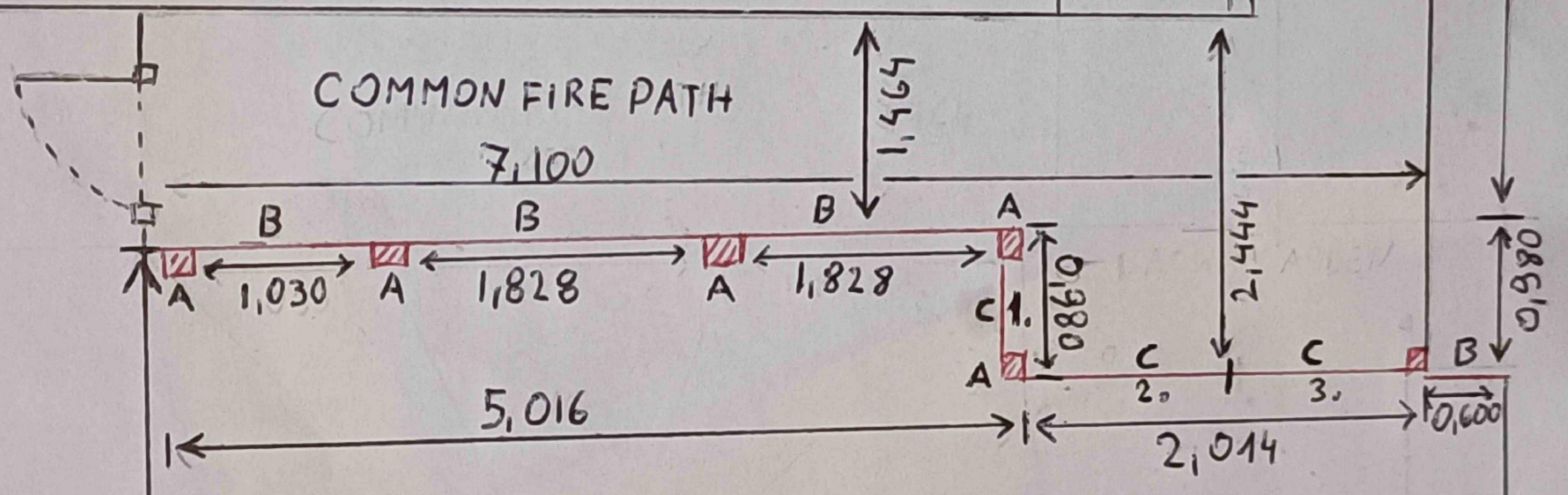
23

HOUSE

25

23

15,361



BACK GARDEN

23

- A - INCISED TIMBER FENCE POST - 75x75
- B - WICKES DIP TREATED OVERLAP FENCE PANEL - 6x6 ft
- C - WICKES DIP TREATED OVERLAP FENCE PANEL - 6x3 ft
- 1. - SINGLE GATE. 2/3 - DOUBLE GATE
- RED LINE - FENCE

17,412

BACK GARDEN 25

7,540

\* NOT TO SCALE