1. Introduction

My name is Ashleigh Collie, and I am the co-owner of 7 Luss Avenue. I am submitting this statement in support of my appeal to erect a 1.95m fence around the boundary of my property. Despite the refusal of my original application, I am providing additional clarification and justification to demonstrate why this proposal deserves reconsideration.

2. Background

7 Luss Avenue is located in a residential area featuring a diverse mix of boundary treatments, including fences, walls, and hedges of varying heights. The proposed fence will be an addition to the existing wall, which, unfortunately, does not provide sufficient privacy or security for my family.

Previously, part of our boundary was covered by shrubbery and bushes exceeding 2.5m in height. However, these were removed due to safety and hygiene concerns, as detailed in my original supporting statement. The removal of this greenery has left our home more exposed, amplifying the need for the proposed fence.

3. Reason for the Appeal

The primary purpose of this fence is to significantly enhance privacy and security for my family. Our home is in close proximity to two schools and other public facilities, which has led to a marked increase in foot traffic. The taller fence will help mitigate noise and minimize visibility into our garden, ensuring a more peaceful and secure environment.

Additionally, I feel that the planning officer did not fully consider my initial supporting statement, which outlined how my disability exacerbates the discomfort of living in an exposed property. The current situation not only impacts my sense of security but also affects my day-to-day life in ways that should have been given more weight in the decision-making process.

Since submitting the initial application, there has been an increase in anti-social behaviour and police-related incidents in the immediate vicinity, including burglaries and car thefts. The existing fence has provided much-needed peace of mind during these unsettling times. Without it, I would feel unsafe in my own home, to the point where I would be forced to consider selling the property.

The permanent enforcement of street restrictions on Glasgow Road and surrounding streets has worsened noise levels and created traffic safety issues directly affecting our property. I have raised these concerns with our local MP and the council's traffic department, but the situation remains unresolved.

We also have two dogs who regularly exercise in the garden. Without a fence of at least 1.65m, they could easily jump over, posing a significant risk to their safety. Ensuring the fence is tall enough is crucial to providing a secure environment for them.

4. Addressing the Reasons for Refusal

1. The fencing, by virtue of its siting, height and design in this prominent corner location, and having regard to the prevailing character of existing frontage boundary treatments in the surrounding area, constitutes an incongruous and out of character feature in the street scene which results in significant harm to the visual amenities of the locality.

- The planning refusal suggested that the fence would negatively impact the visual character of the neighbourhood. However, there are several similar boundary

treatments nearby and within the larger estate. I have been careful to design the fence in a way that complements the surrounding area, using materials and colours that blend naturally with the local environment.

- In fact, since we erected the fence, at least three neighbouring properties have installed similar fencing. This demonstrates that local residents also see the value in increased privacy, and the claim that my fence is "out of character" is simply inaccurate. Other residents seeking privacy solutions show this is becoming the norm in the area.
- Additionally, the fence has significantly improved the overall aesthetic of our property. It replaces the dilapidated boundary with a clean, modern design and eliminates the previous issue of litter and debris gathering in the overgrown shrubbery.
- In my research into similar fences in the South Tyneside Council area, I found numerous properties with comparable boundary fences, many of which have been in place for decades without planning permission. Examples include:
    - 77 Newcastle Road, South Shields NE34 9AA
    - 6 Colman Ave, South Shields NE34 9AB
    - 159 Newcastle Road, Jarrow NE34 9QJ
    - 26 Elgin St, Jarrow NE32 4BE
    - 42 Stirling Ave, Jarrow NE32 4JS
    - 40 Stirling Avenue, Jarrow NE32 4JT
    - 2 The Ridgeway, South Shields NE34 8AH
    - 9 Lizard Ln, South Shields NE34 7AN
    - 159 Westoe Rd, South Shields NE33 3PD
- Despite being in the same jurisdiction, these properties have not been subjected to the same scrutiny. Given this precedent, it is unfair and inconsistent to single out my application. Furthermore, in cases where planning applications were submitted for similar fences, such as at 52 Hawthorn Avenue South Shields NE34 8BE and 1 Sunniside Drive South Shields NE34 8DH, they were approved. This underscores that fences of this nature are entirely within reason for approval.

2. The fencing, by virtue of its siting, height and design gives rise to inadequate visibility of pedestrians on the adjacent footway for drivers exiting the driveway from the application property onto Glasgow Road resulting in significant harm to highway safety. This is contrary to Policy DM1(G) of the South Tyneside Local Development Framework, the Council's SPD9 Householder Development guidance and the NPPF.

- I fully understand the importance of pedestrian safety, especially as someone with a disability. I am open to working with the planning inspector to find a solution that ensures safety while addressing my privacy concerns. For example, I would be willing to install convex mirrors to improve visibility at the driveway exit if deemed necessary.
- Notably, properties like 1 Sunniside Drive, which exit onto Sunderland Road (a major and busy carriageway), have no clear visibility of pedestrians and vehicles. Despite this, the fencing there was approved, further demonstrating that solutions are possible.

5. Conclusion

In conclusion, the proposed fence is a modest and thoughtful addition to our property that will significantly enhance our privacy, security, and the overall appearance of the site. It aligns with the character of the surrounding neighbourhood and does not negatively impact the visual or safety standards of the area.

I respectfully ask the Planning Inspector to allow this appeal and grant permission for the fence. I remain open to discussing any adjustments or compromise necessary to ensure all concerns are addressed.

Sincerely,
Mr. & Mrs. Collie
7 Luss Avenue
NE32 4AR