

Boundary wall application  
20 Grafton Road Gloucester  
Application Ref19/00748/FUL  
Planning committee meeting November 2019  
Applicants address and supporting evidence

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Firstly, let me introduce myself, my name is Julian Priest, my family and I are the proud owners of 20 Grafton road Gloucester. Since purchasing the property from the council we have been steadily restoring the character and appearance of the property.

The revised proposal for discussion today is the amendment to the boundary fence, approval of which was not granted at the meeting on the 5<sup>th</sup> of February when it was requested that a more suitable design be submitted.

The original reasons for increasing the height of the fence were as follows:-

**Unwanted and nuisance onlookers**

There is a lack of privacy to the property from the Cheltenham road side, where it has been noted that passers-by regularly stop to look over the fence whilst my wife and I are working or my children are playing in the garden.

**Security**

Instances of damage and theft from our property have been reported to police who have indicated this is in part, due to the openness of property and unrestricted views from Cheltenham road.

Recent incident number 11/6/18 - 343

**Safety**

Whilst playing in the garden my children have been approached by strangers who have engaged them in conversation until my wife or I walk over at which time they walk off. There has also further loss of privacy due to recent changes in the layout of the road junction and pedestrian crossing which has moved the pedestrian crossing nearer to the boundary and increased the level of onlookers, increasing security and safety concerns.

My understanding of comments from the planning committee meeting on the 5<sup>th</sup> February : -

- 1) At 2M high the proposed fence would represent a blank, uncharacteristic and uninteresting boundary.
- 2) The height of the fence would not allow for pedestrians to see over and view the house.
- 3) Houses of this period usually had brick or stone boundaries.
- 4) The boundary should wrap around the property and include the Grafton Road boundary so as not to appear mismatched.
- 5) The property should still be viewable from Grafton Road.
- 6) Any application needs to be approved by highways
- 7) The police concerns and recommendations still need to be met for the security of my property and safety of my children.
- 8) Planning officer should be consulted for the style / design prior to submittal.

Therefore, the following changes have been incorporated into the plans to address these concerns

- A) The obscured height has been reduced from 2m to 1.6m ( A reduction of 20% ).
- B) The wall with railings design proposed, offers the privacy desired whilst maintaining a view over the boundary to the property.  
In addition, the railings will help screen the numerous traffic light posts that have been recently erected as part of the junction widening scheme
- C) The proposed design utilises red bricks to match the house and garage, topped with a dark grey brick. Research has shown this was normal practice in the era the house was constructed
- D) The proposal now includes the Grafton road boundary to deliver a seamless, uniform wrap around design.
- E) The inclusion of railings above 1.6 M means that views of the house from both the Cheltenham and Grafton road aspects are still possible.
- F) With the slight amendment to an entrance pillar location, the plans have been approved by highways. ( See 14<sup>th</sup> August email from Richard Jefferies )
- G) The inclusion of railings on top of the wall complies with the police recommendation to increase the height of the barrier to 2m to give the safety improvement necessary to allow my children to safety play in the garden.
- H) Planning officer preferences as to style and dimensions have been incorporated as per Rhiannon Murphy email on the 12<sup>th</sup> of March. The wall is also set back from the post-box and utilities cabinet and any foundations for this section of the wall will be dug by hand and not machine to avoid any potential issues

#### **Consistent with other properties**

The height and style of the proposed boundary wall is consistent with a number of properties on the Cheltenham road namely no's 35 and 37 as chosen by the planning officer as being one of the most attractive of the styles used on neighbouring property boundaries.

Other properties with a similar height boundary some of which have been raised recently are, but not limited to, no's 55, 44, 46, 41, 43, 64, 23, 32, 26. Multiple others in the nearby vicinity also have similar heights.

#### Heights of boundaries requested by planning officer for comparison purposes

Property	Aspect	Height (mm)
26 Cheltenham Road	Grafton Road	1940
26 Cheltenham Road	Cheltenham Road	1600
Interplay Nursery	Barnwood Road	2005
Interplay Nursery	Elmbridge Road	2000
35 Cheltenham Road	Cheltenham Road	1595
37 Cheltenham Road	Cheltenham Road	1465

It can therefore be seen that the proposed boundary is the same or considerably lower than current neighbouring boundaries within the street scene and considerably less than others approved in the local area.

Although not cited in any communication until the 3<sup>rd</sup> October intention of rejection notice, I can confirm after communication with the home owner and police during the initial design phase, the style and height of the boundary at No.28 Cheltenham Road was discounted as an option. This was due to the fact that it does not deliver the required security for my property and safety protection for my children as this property has been subject to a significant number of criminal instances of trespass and burglary in recent years.

#### Summary

Having listened to the advice of the police, planning committee and planning officer, and having discussed the plans with my immediate neighbours and other interested parties, I have modified the original proposal submitted in February to include a lower height wall with railings as opposed to a 2M fence that is more appropriate and in keeping with a number of properties in the same road.

In so doing, I believe we have arrived at a solution that delivers the requirement for an attractive and aesthetically pleasing design which also provides the security of my property and safety of my children required and delivers a positive addition to the street scene.

Furthermore, the proposal also has the full support of local councillors and that of Paul James.

That said it is your good selves that will ultimately decide and as such I am asking you to approve the revised boundary plans which I believe are in keeping with the surroundings and in line with the wishes of all neighbours and local residents.

If you have any doubt as to the merits of the application and / or consider an on site visit would be beneficial please let me know.

Many thanks for your time and allowing me to speak



PROPOSED STREET SCENE FROM GRAFTON ROAD

4



Keith Bromley Architectural Consultants

T. 01452 414389 E. info@keithbromley.co.uk

rev	date	description

notes:

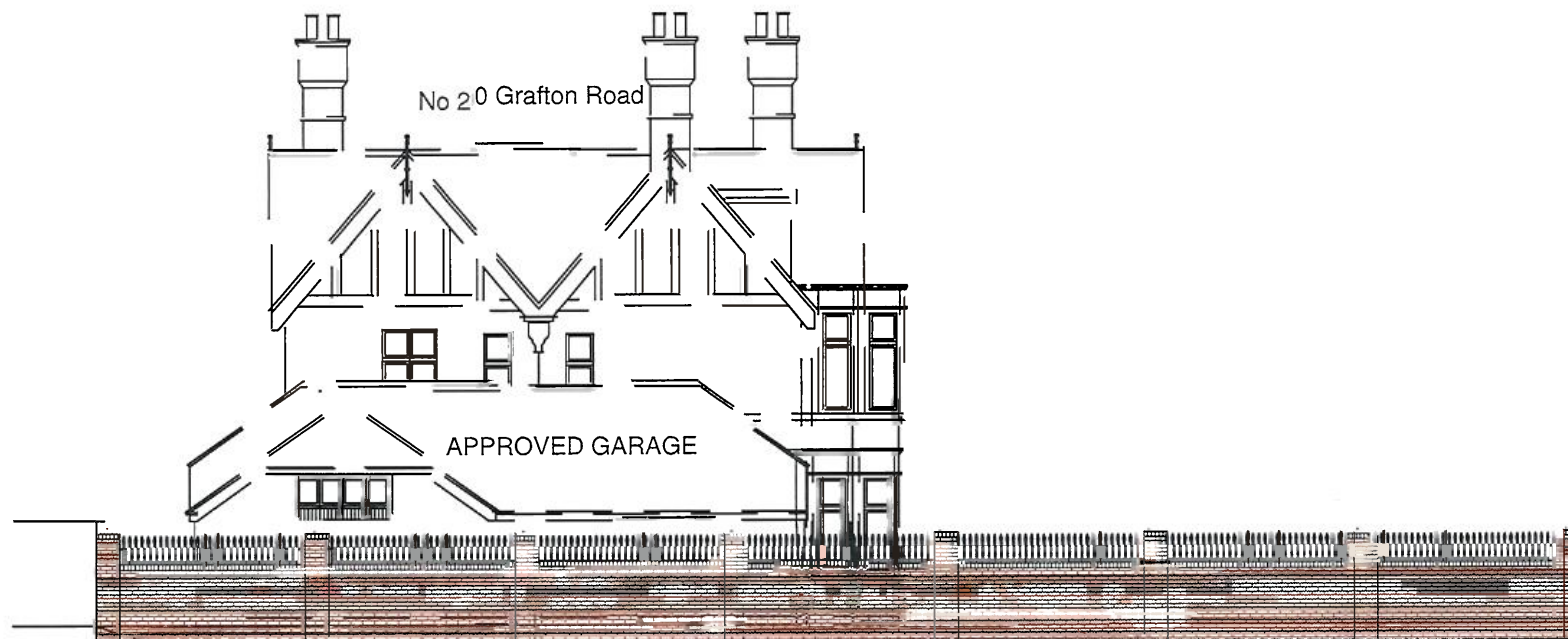
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ANY WORK ACCORDING TO  
BETTERMENT

client	Julian Priest
builder	

project/site	20 Grafton Road Gloucester
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title	PROPOSED GARDEN WALL STREET SCENE FROM GRAFTON ROAD
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drawn	date
Scale 1:100	
Dwg No	4455/5A100



PROPOSED STREET SCENE FROM CHELTENHAM ROAD

57



Keith Browning Architectural Consultant

T. 01452 414369 E. keith.browning@btinternet.co.uk

rev	date	description

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SITE SHALL BE CHECKED

client

Julian Priest

builder

project/site

20 Grafton Road  
Gloucester

title

PROPOSED GARDEN WALL  
STREET SCENE FROM  
CHELTENHAM ROAD

drawn

date

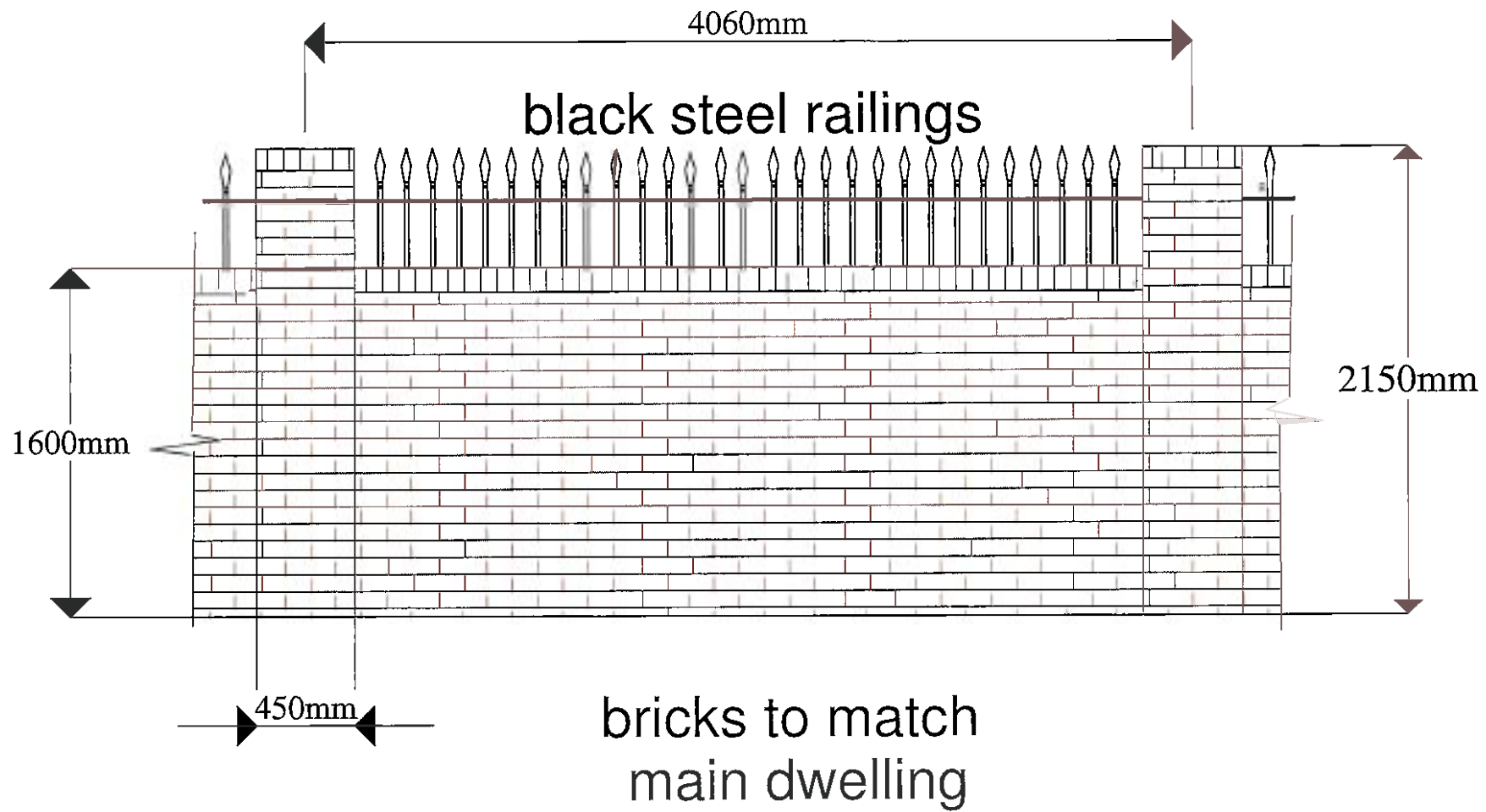
Scale 1:100

Drw No

4455/5A1

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-



9



Kelvin Browning Architectural Consultant

T: 01452 414390 E: kelvin.browning@kba.co.uk

rev	date	description

notes:

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ANY WORK IS SUBJECT TO MATERIALS CHECKED

client  
Julian Priest

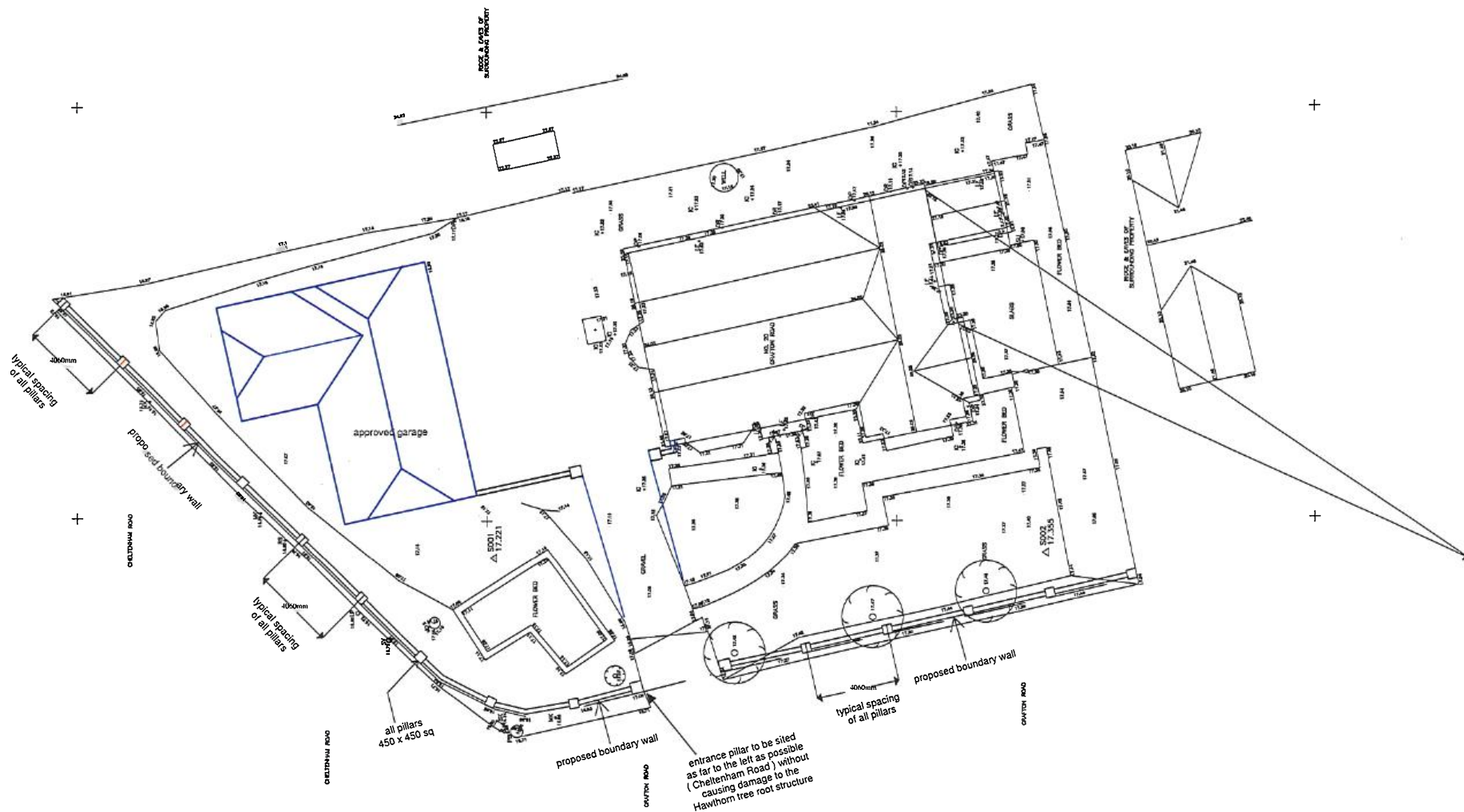
builder

project/site  
20 Grafton Road  
Gloucester

title  
PROPOSED GARDEN WALL  
STREET SCENE FROM  
CHELTENHAM ROAD

drawn	date
Scale	1:20
Dwg No	rev
4455/5A1	





proposed boundary wall



Keith Browning Architectural Consultant

T: 01452 414383 E: keith.browning@blueyonder.co.uk

rev	date	description

#### notes:

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ANY WORK STARTED OR  
MATERIAL ORDERED

#### client

Julian Priest

#### builder

#### project/site

20 Grafton Road  
Gloucester

#### title

PROPOSED  
boundary wall

#### drawn

#### date

Scale 1:200

#### Dwg No

4455/L1/100

#### rev

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**Priest, Julian R.**

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**From:** Paul James <[REDACTED]>  
**Sent:** 17 October 2019 07:59  
**To:** Development Control  
**Cc:** Rhiannon Murphy; Priest, Julian R.; Howard Hyman; Gordon Taylor  
**Subject:** 19/00748/FUL 20 Grafton Road - New boundary wall

I would like to express my support for the above application. Although it is not in my ward, it lies just outside and is visible from the Oxstalls Lane/Cheltenham Road junction, which is a key route in and out of Longlevens.

In my view, the applicant has gone out of his way to compromise and strike an appropriate balance between the impact on the streetscene and security of his family and property. There are a number of examples of boundary treatments in the vicinity of similar height, which do not detract from the streetscene. I have not had a single complaint about any of them.

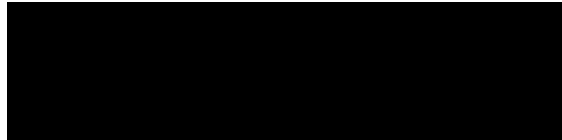
I understand this application will now be considered by the Planning Committee. I hope the Committee will approve the plans, after having approved the associated garage and store in February, to enable the applicant to proceed with this project.

Thanks

Paul

**Councillor Paul James**  
**Leader of the Council and Cabinet Member for**  
**Regeneration and Economy**  
**City Councillor for Longlevens**  
City Leader's Office, Shire Hall, Gloucester

**Post to:**  
Gloucester City Council  
PO Box 3252  
Gloucester, GL1 9FW  
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## Priest, Julian R.

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**From:** JEFFERIES, Richard <[REDACTED]>  
**Sent:** 14 August 2019 08:46  
**To:** Priest, Julian R.  
**Cc:** 'Rhiannon Murphy'  
**Subject:** RE: Boundary wall at 20 Grafton Road

Hi Julian,

Thank you again for the further information regarding the existing situation. GCC can confirm and agree to the below justification a response will be issued a recommendation to the LPA one of support, as the proposed erection of boundary wall will not be at a detriment to highway safety as this is an already existing situation regarding boundary treatments.

**Rhiannon** – GCC are content and satisfied that the above proposal will not be made any worse in regards to visibility and therefore will not raise any highway concerns. I will follow up with a formal response.

Kind Regards

Rich Jefferies

---

**From:** Priest, Julian R. <[REDACTED]>  
**Sent:** 13 August 2019 12:31  
**To:** JEFFERIES, Richard  
**Subject:** Boundary wall at 20 Grafton Road

Hi Richard,

Many thanks for ringing me back this morning and once again my apologies for any confusion casued. I can confirm that details of the proposal are as follows:-

- The proposal is not a new development, but rather to replace an existing fence with a wall.
- The wall has been designed to allow through visibility at a height of 1.6M via the inclusions of railings
- The existing fence is approximately 1.5M high
- The proposed wall will not extend beyond the existing fence line
- There is no change to the vehicle access point
- The property is at the end of a dead end road and as such there is no passing vehicle traffic
- The fence and hence the proposed wall are set back from the footpath on Grafton Road an at the corner of Cheltenham Road

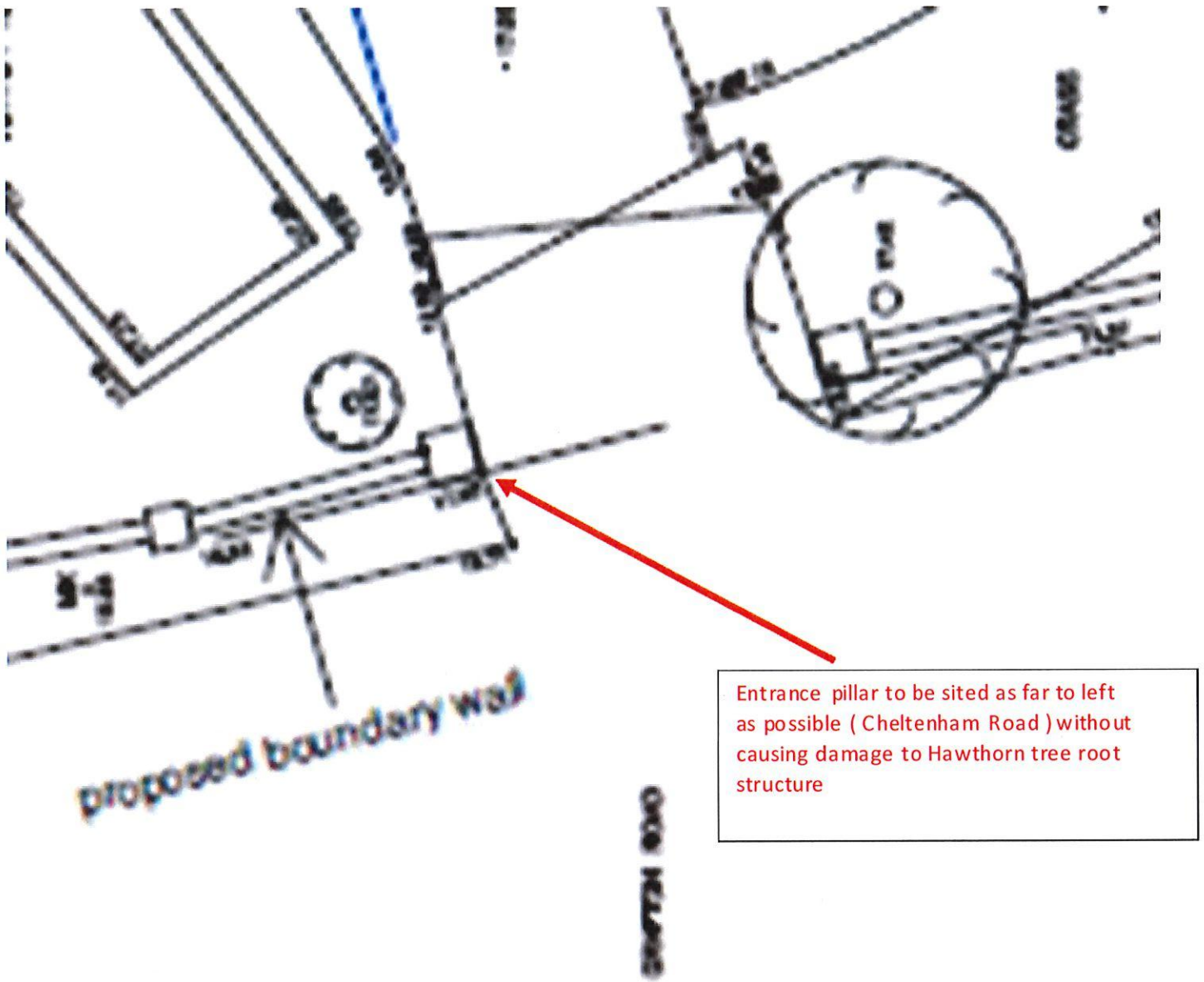
So as to potentially improve visability to that currently in existance, I propose that if possible to site the LH entrance pillar

as close to the hawthorn tree as possible without damaging the root system.

I have included a sketch and note that I would add to the submitted plans

title <b>PROPOSED boundary wall</b>	drawn	date
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Entrance pillar to be sited as far to left as possible ( Cheltenham Road ) without causing damage to Hawthorn tree root structure

I hope the above helps explain the situation and that you agree the minimal change to the the height and position of the existing boundary fence, together with the above mitigating factors and the proposed siting of the entrance pillar to improve visibility mean that the proposed wall would not significantly change the existing features and visibility to that of the currently existing boundary fence.

Should you have an questions or queries please do not hesitate to contact me.

Many thanks in advance,  
Regards,

*Julian Priest*  
Julian Priest

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## Current Street Scene Views October 2019



**Grafton Road looking East**



**Grafton Road looking West**





Cheltenham Road looking South



Cheltenham Road looking South



## Priest, Julian R.

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**From:** Priest, Julian R.  
**Sent:** 06 February 2019 13:06  
**To:** rhiannon.murphy [REDACTED]  
**Subject:** Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL  
**Attachments:** Fence options for Rhiannon.ppt  
  
**Categories:** Egress Switch: Unencrypted

Hi Rhiannon,

It was nice to finally meet you last night and with reference to our conversation following last night's planning committee meeting, please find attached the photographs of alternative fence / wall designs that are in place along the Cheltenham road in the vicinity of 20 Grafton Road. ( I believe the ones at numbers 35 and 37 are the most recently approved and erected ).

Whilst they all provide the increased level of security for the property and safety for my children needed, I understand that the ones at 35 and 37 also provide through visibility and so may be more appealing aesthetically.

In addition if you have any suggestions as to alternative solutions that can assure the security for the property and safety for my children, please let me know.

Many thanks in advance for your continued help and assistance,  
Regards,  
Julian



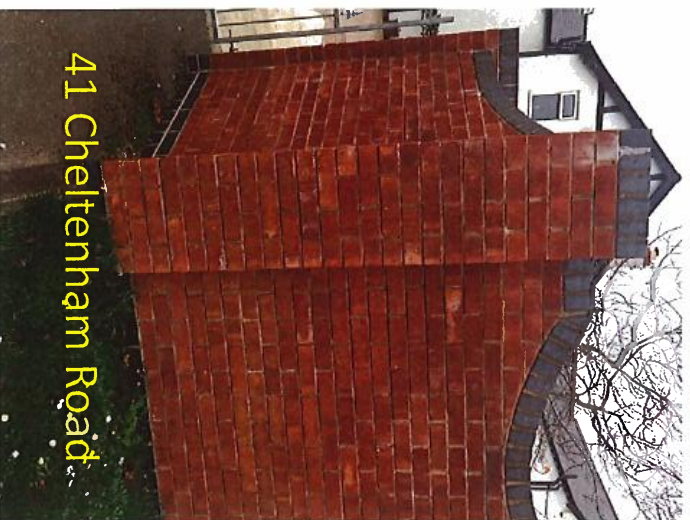
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44 Cheltenham Road



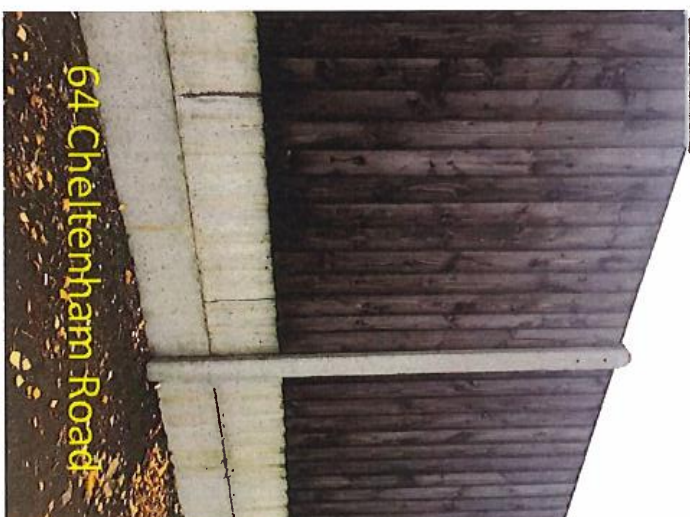
46 Cheltenham Road



41 Cheltenham Road

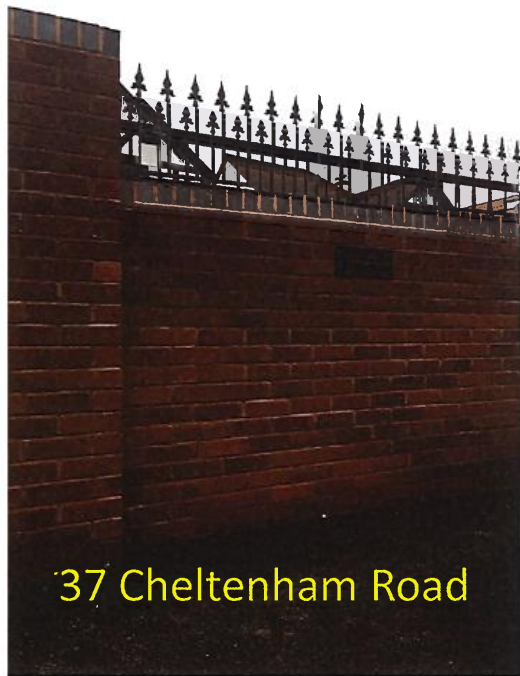


43 Cheltenham Road

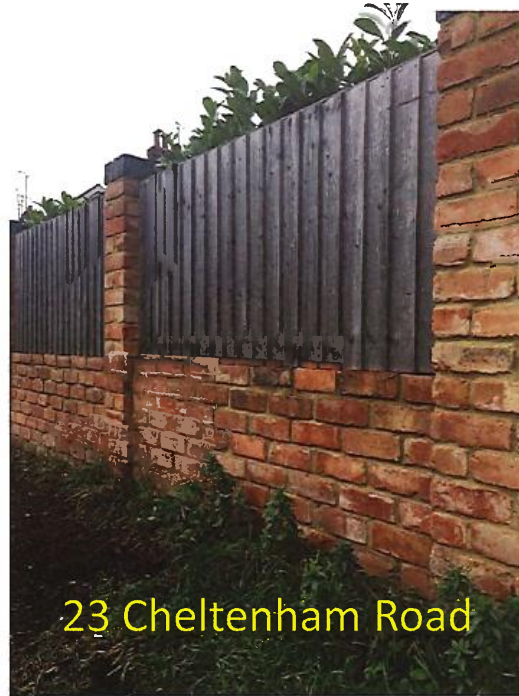


64 Cheltenham Road





37 Cheltenham Road



23 Cheltenham Road



35 Cheltenham Road



32 Cheltenham Road

**Priest, Julian R.**

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**From:** Priest, Julian R.  
**Sent:** 04 July 2019 14:12  
**To:** Rhiannon Murphy  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

**Categories:** Egress Switch: Unencrypted

Hi Rhiannon,

Many thanks for your quick reply and as you say, its great that we are heading in the right direction in that the latest plans are in line with your expectations and advice.

I'll talk to my architect tonight and get the ball rolling with the application.

Many thanks again,  
Regards,

*Julian*

Julian Priest

[REDACTED]

---

**From:** Rhiannon Murphy <[REDACTED]>  
**Sent:** 04 July 2019 14:03  
**To:** Priest, Julian R. [REDACTED]  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hi Julian,

I will need to consider the proposal in full and consult neighbours etc but the plans submitted seem to fit in with the previous advice in my last email so hopefully we are heading in the right direction.

Thanks.

Rhiannon

---

**From:** Priest, Julian R. [REDACTED]  
**Sent:** 04 July 2019 13:30  
**To:** Rhiannon Murphy <[Rhiannon.Murphy@gloucester.gov.uk](mailto:Rhiannon.Murphy@gloucester.gov.uk)>  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hi Rhiannon,

Many thanks for your reply and I will ask my architect to prepare the pack.  
Based off the information provided, can you please confirm you will be supporting the application.

Many thanks in advance for your help and assistance,  
Regards,

*Julian*

Julian Priest

[REDACTED]

[REDACTED]

---

**From:** Rhiannon Murphy <[REDACTED]>  
**Sent:** 04 July 2019 13:10  
**To:** Priest, Julian R. <[REDACTED]>  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hello Julian thanks for this and apologies for my delay In response.

We will need to register this as a new application and therefore you will need to provide an application form and fee of £206 along with these plans.

Once received I will look at getting the application registered.

Best wishes,

Rhiannon

---

**From:** Priest, Julian R. <[REDACTED]>  
**Sent:** 25 June 2019 08:57  
**To:** Rhiannon Murphy <[REDACTED]>  
**Cc:** Paul James <[REDACTED]>; Howard Hyman <[REDACTED]>  
**Subject:** FW: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Good Morning Rhiannon,

I hope you are well and managing to avoid the worst of the weather.

Could you please advise me as to the status of the boundary wall proposal detailed below.

Many thanks in advance,

Regards,

*Julian*

Julian Priest

[REDACTED]

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**From:** Priest, Julian R.  
**Sent:** 21 May 2019 10:39  
**To:** Rhiannon Murphy <[REDACTED]>  
**Cc:** Paul James <[REDACTED]>; Howard Hyman <[REDACTED]>  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

\* PLEASE NOTE 4 OFF ATTACHMENTS SUBMITTED WITH THIS EMAIL

Hello Rhiannon,

I hope you are well. Following on from the request of the planning committee on the 5<sup>th</sup> Feb to review alternatives to the 2m high fence proposed as part of planning application 18/01411/FUL and in conjunction with our communication, please find below and attached details of the revised proposal consisting of a boundary wall and railings.

**Position**

The wall is set back from the post-box and utilities cabinet and any foundations for this section of the wall will be dug by hand and not machine to avoid any potential issues



## Height

The obscured height has been reduced from 2m to 1.6m ( 20% ).

## Consistent with other properties

The height and style of the wall is consistent with a number of properties on Cheltenham road namely no's 35 and 37 and is in the style of that recommended by yourself as being the most attractive of the styles used on neighbouring properties.

I agree with your thoughts, in that the proposed wall is significantly more aesthetically pleasing than 6ft fence constructed at the "Into play" nursery at the corner of Barnwood road and Elmbridge road where similar concerns as to safety and security were experienced.

In addition, the proposed wall will help screen the 17 traffic light posts that have been recently erected and are visible from our living room window

## Unwanted and nuisance onlookers

The wall proposed offers the privacy desired whilst maintaining a view over the boundary to the property so satisfying the desire of the planning committee who requested this be a feature if possible

## Security

A number of instances of theft have been reported to police who have indicated this is in part due to the openness of property, the height of the boundary and unrestricted views from Cheltenham road.

Latest incident number 11/6/18 – 343

The inclusion of railings onto the wall complies with the police recommendations to increase the height of the barrier to 2m and so improves the security without impacting the obscured height of the wall and view.

## Safety

Whilst playing in the garden my children have been approached by strangers who have engaged them in conversation until my wife or I intervene at which time they walk off.

The increase in height of the wall to 1.6m and addition of the railings give the safety improvement necessary to allow my children to safely play in the garden.

## Summary

Having listened to the advice of the police, planning committee and yourself, I have modified the proposal to include a lower height wall with railings that is appropriate and in keeping with a number of properties in the same road. I believe we have arrived at a solution that delivers the requirement for an attractive and aesthetically appealing solution that also provides the security of my property and safety of my children.

If you could please confirm your support for the proposal and advise me as to the next steps, I would appreciate it.

Many thanks in advance,

Regards,

Julian

---

**From:** Rhiannon Murphy <[REDACTED]>

**Sent:** 12 March 2019 14:47

**To:** Priest, Julian R. <[REDACTED]>

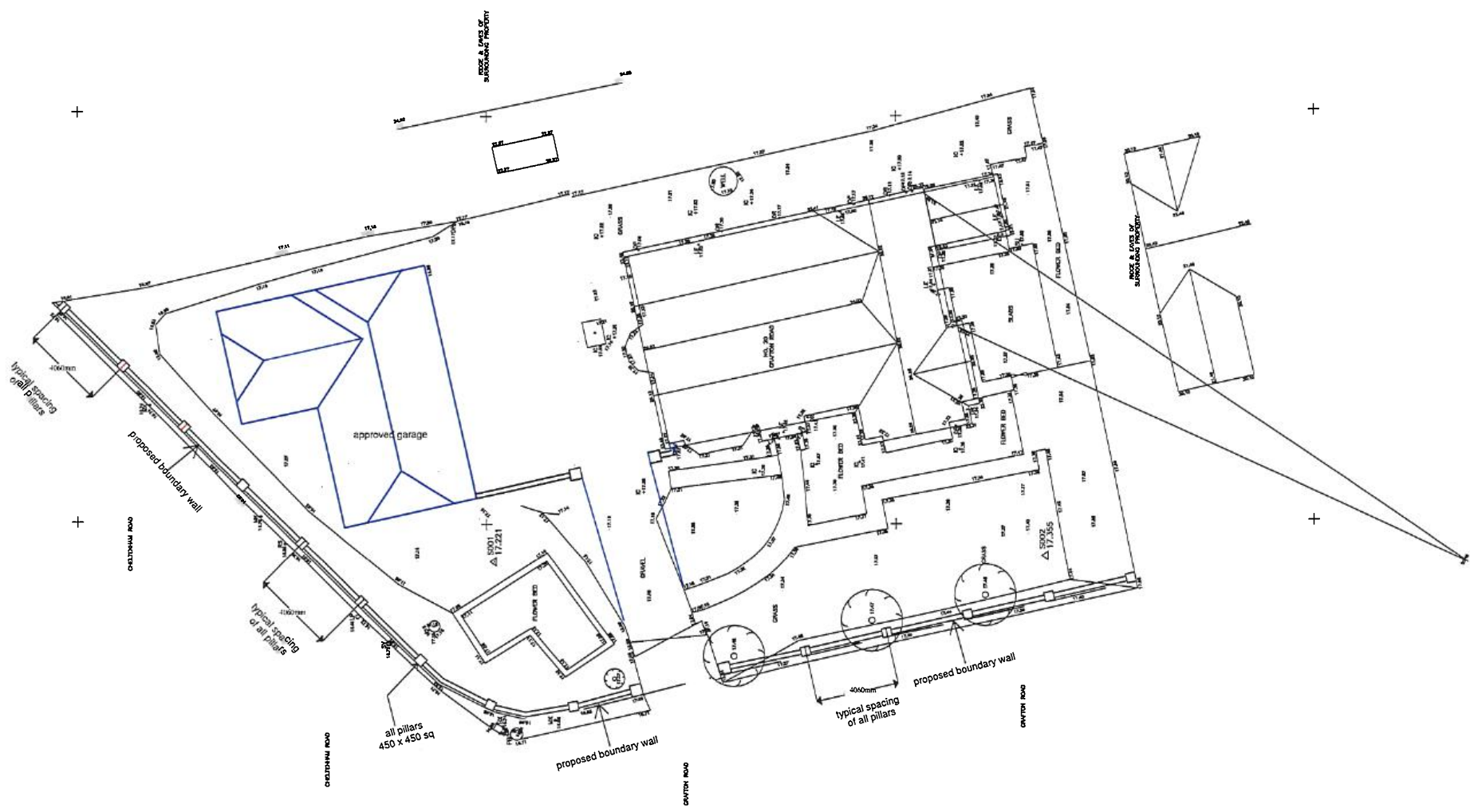
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hello again Julian,

Having now had a chance to have a look at this I can offer the following response;

As previously mentioned, the concern with your previous proposal was the introduction of a 2 metre high fence at a prominent corner and it would be preferable that any amended scheme is for a boundary treatment of a reduced height.

ATTACHMENT 1



proposed boundary wall

21



Keith Browning Architectural Consultant  
T. 01452 414380 E. keith.browning@btopenworld.co.uk

rev	date	description

notes:  
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MATERIALS ORDERED

client	Juilian Priest
builder	

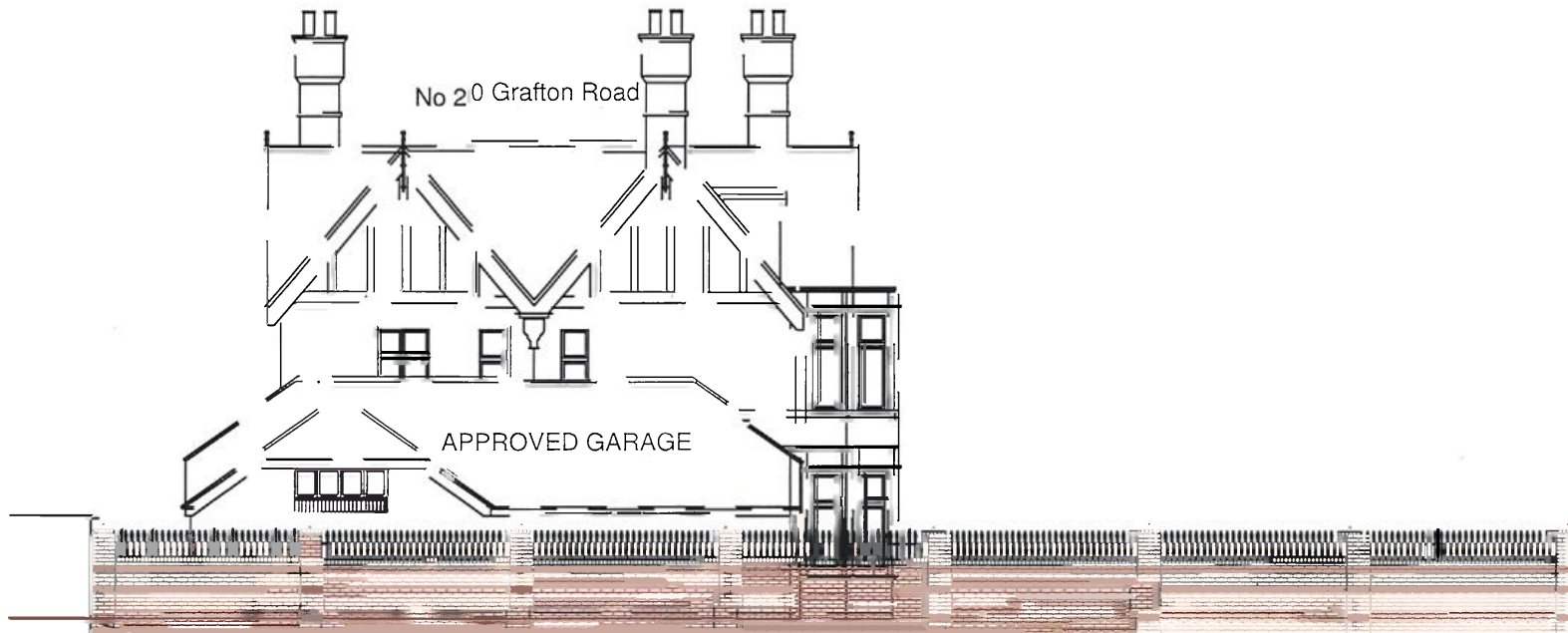
project/site	20 Grafton Road Gloucester
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title	PROPOSED boundary wall
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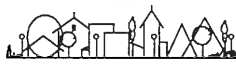


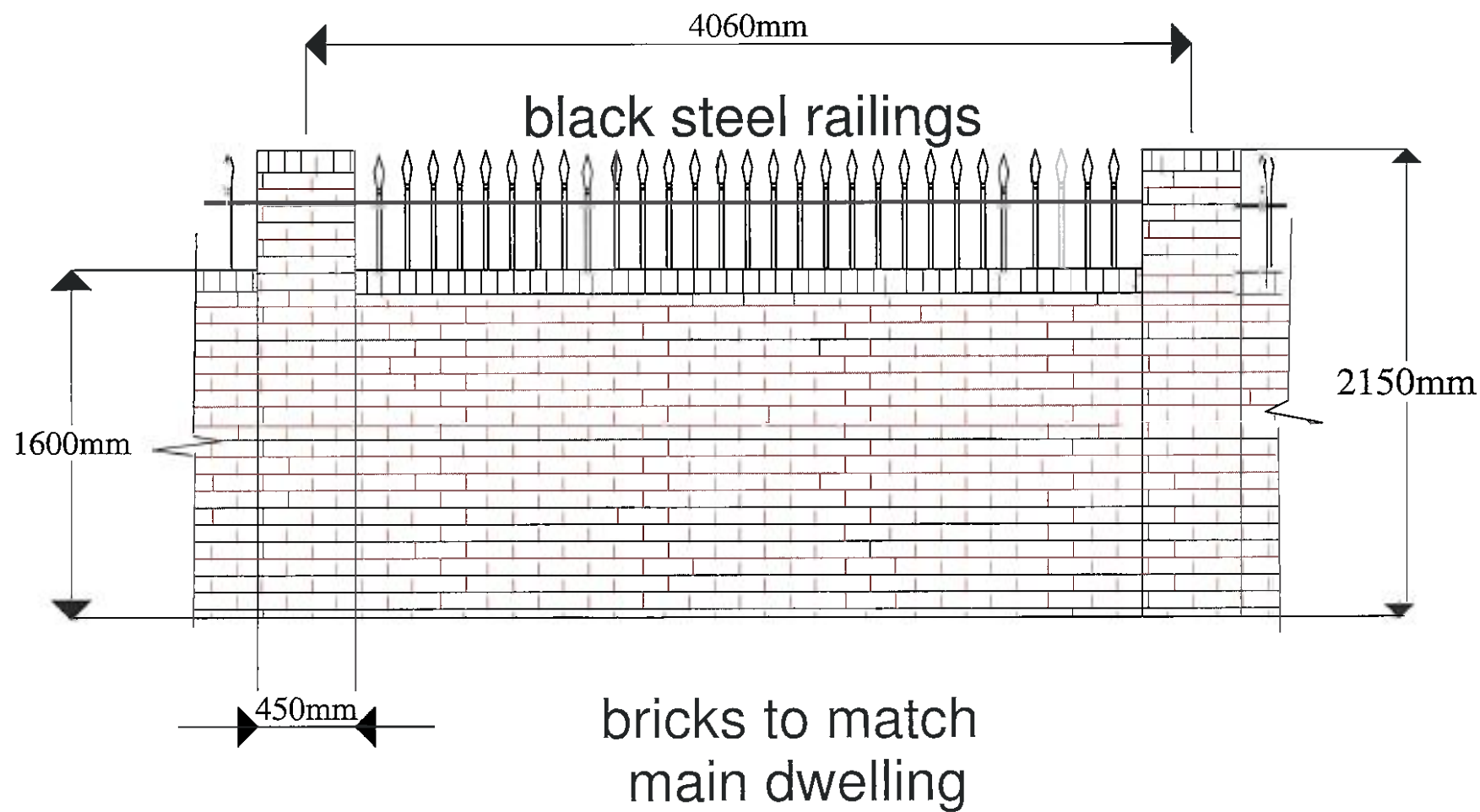
ATTACHMENT 2



PROPOSED STREET SCENE FROM CHELTENHAM ROAD

22

 Keith Browning Architectural Consultant T: 01452 414360 E: keith.browning@blueyonder.co.uk			<b>notes:</b> DO NOT SCALE DRAWING FOR CONSTRUCTION PURPOSES DIMENSIONS TO BE TAKEN AT GUT, OUTSIDE AND ALONG LINES ONE AND WORK FROM THERE WATERMARK CIRCLED	<b>client</b> Julian Priest	<b>project/site</b> 20 Grafton Road Gloucester	<b>title</b> PROPOSED GARDEN WALL STREET SCENE FROM CHELTENHAM ROAD	<b>drawn</b>	<b>date</b>
	<b>rev</b>	<b>date</b>		<b>description</b>			<b>builder</b>	<b>Scale 1:100</b>



23



Keith Browning Architectural Consultant

T: 01452 414380 E: keith.browning@btinternet.co.uk

rev	date	description

notes:

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SITE, SUPPORTED AND AGREED BEFORE  
MATERIALS CHECKED

client	Julian Priest
builder	

project/site  
20 Grafton Road  
Gloucester

title  
PROPOSED GARDEN WALL  
STREET SCENE FROM  
CHELTENHAM ROAD

drawn	date
Scale 1:20	
Dwg No 4455/5A1	rev -



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The refusal reason relating to the previous application was based on the height of the proposed boundary treatment and the impact this would have on the area and therefore I could not guarantee whether a proposal would be looked upon favourably if the height were to remain.

However, If you did wish to submit an application, the proposal would need to demonstrate that it would not result in unacceptable harm to the appearance of the area and I would consider that a wall rather than fencing is likely to appear more attractive. A wall with trellis above (like at number 37) would likely appear more visually appealing than a fence or possibly the wall with fence above (as seen at number 23). This would need to be further assessed through any application.

Just as an aside, any future planning applications for a proposal of boundary treatment should clearly show on the plan the location and extent of the boundary treatment both on a site plan and in elevation. The site plan should also show the post box and utilities cabinet located just outside of the site.

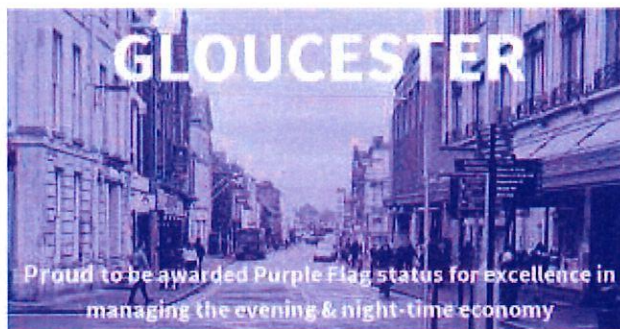
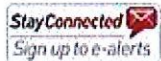
I hope that the above is of some help.

Best wishes,

Rhiannon

**Rhiannon Murphy**  
**Senior Planner**

Planning  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester, GL1 2EQ



---

**From:** Priest, Julian R. [REDACTED]  
**Sent:** 06 March 2019 15:08  
**To:** Rhiannon Murphy  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hi Rhiannon,

I really appreciate your quick response and next week is absolutely fine.  
Please let me know if there is anything you need from me, i.e. sketches and / or dimensions etc.

Thanks again  
Regards,  
Julian

**From:** Rhiannon Murphy [REDACTED]  
**Sent:** 06 March 2019 15:05  
**To:** Priest, Julian R. [REDACTED]  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hi Julian,

Thanks again for your email.

Am I ok to come back to you at the early part of next week in regards to this. I'd like to be able to discuss with a colleague first. I understand that you are eager to find a solution here but I will still need to consider from a planning point of view the impact that a 2m high fence would have in terms of visual amenity.

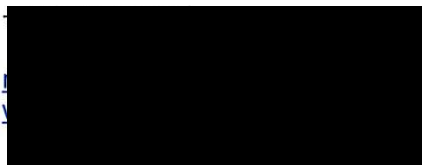
Best wishes,

Rhiannon

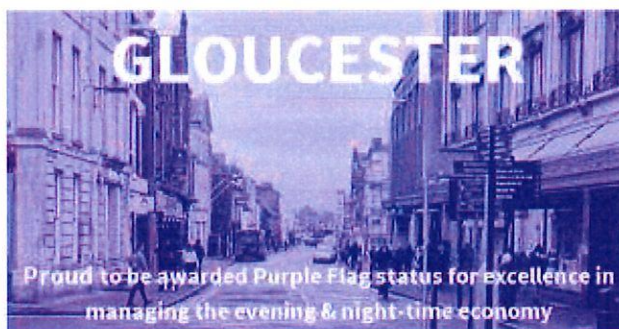
**Rhiannon Murphy**  
**Senior Planner**

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Planning  
Gloucester City Council  
Herbert Warehouse  
The Docks  
Gloucester, GL1 2EQ



**ATM**  
**Purple**  
**Flag™**



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**From:** Priest, Julian R. [REDACTED]  
**Sent:** 06 March 2019 14:33  
**To:** Rhiannon Murphy  
**Cc:** Howard Hyman; Paul James  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hi Rhiannon,

Many thanks for your response and I will keep you updated with regard to the topographical survey and material specifications.

As you are aware, the output of the planning committee was to negotiate a solution that provides security to my property and safeguards my children whilst playing in the garden.

The police recommendation was to increase the height of the fence to 2M and my understanding of the meeting was the committee requested a solution that delivered the security and safety required but maintained partial visibility across the property ( if possible ).



For my part, I have therefore supplied multiple options that meet this criteria and have been approved by the planning department for neighbouring properties.

The wall suggested, would be approximately 5ft in height with railings completing the remainder of the height and therefore giving the visibility requested by the planning committee.

I am therefore extremely concerned that all of these suggestions have been rejected and the security of my property and safety of my children have consequently been put at risk in direct contradiction to police recommendations.

I am also concerned that this view is not being applied consistently across the city, as an increase in fence height to 6ft fence has been allowed for the "Into play" nursery at the corner of Barnwood road and Elmbridge road when similar concerns were raised by themselves.

I would therefore please ask you to reconsider your blanket rejection of all of the options listed so that we can arrive at a compromise that satisfies all parties and provides safety and security for my family and my property.

Many thanks in advance for your continued help and support and I look forward to working with you to arrive at a mutually agreeable solution.

In addition, If you believe a meeting at either your offices or on site would be beneficial, I'm sure we can arrange a suitable date / time.

Regards,  
Julian

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**From:** Rhiannon Murphy <[REDACTED]>  
**Sent:** 06 March 2019 09:57  
**To:** Priest, Julian R. <[REDACTED]>  
**Subject:** RE: Alternative fence / wall designs for 20 Grafton Rd Ref 18/01411/FUL

Hi Julian thank you for your email and providing this update.

In terms of the fence, the concern raised both within my report and through committee related to the introduction of boundary treatment of that height at a very prominent part of the street and the impact that this would have on the area.

I would have concern about any form of wall or boundary fencing being proposed 2 metre in height in this location.

Thanks,

Rhiannon

**Rhiannon Murphy**  
**Senior Planner**

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