



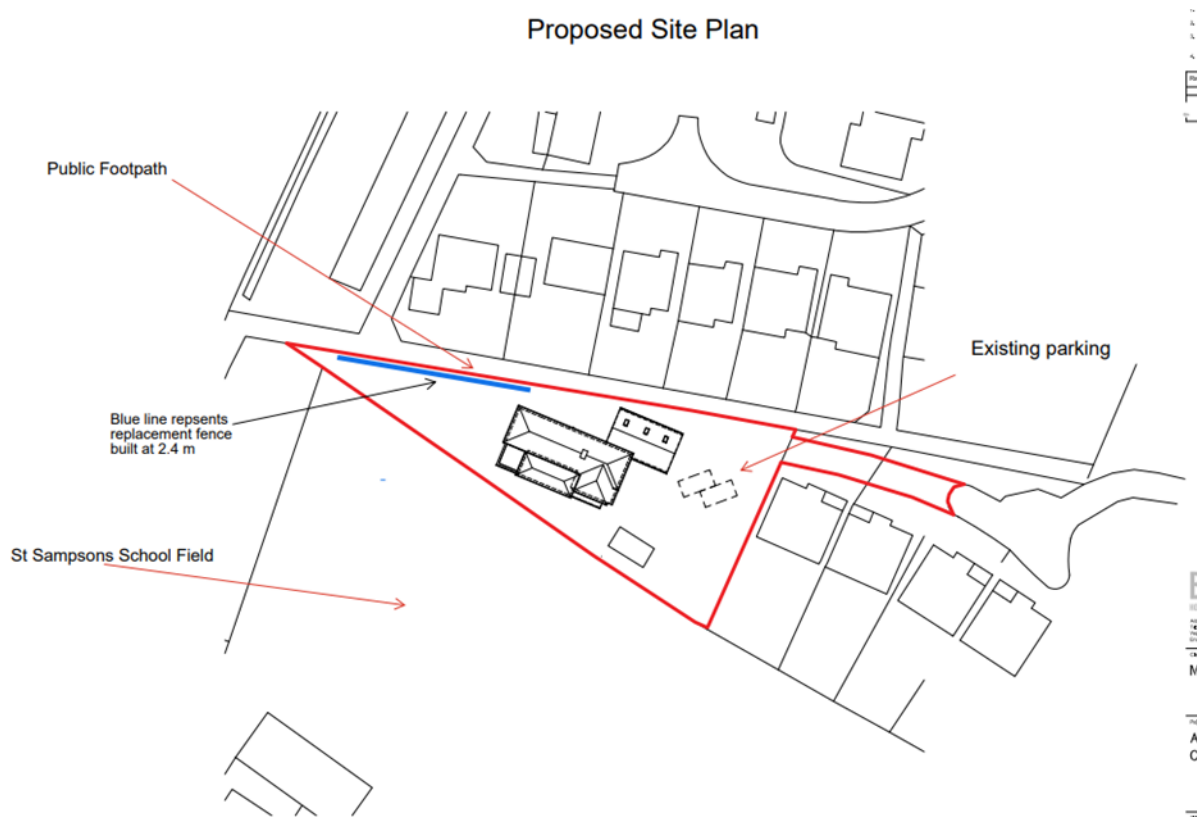
Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation and Transport Committee 1st June 2026

PL/2026 /02252	Site: Avenham House, Gas Lane, Cricklade, SN6 6BY Proposal : Erection of close board timber boundary fence along northern boundary, to a height of 2.4m or as close to it as permitted (retrospective) Applicant: Ian Dodsworth Closing Date: 2 nd June 2026
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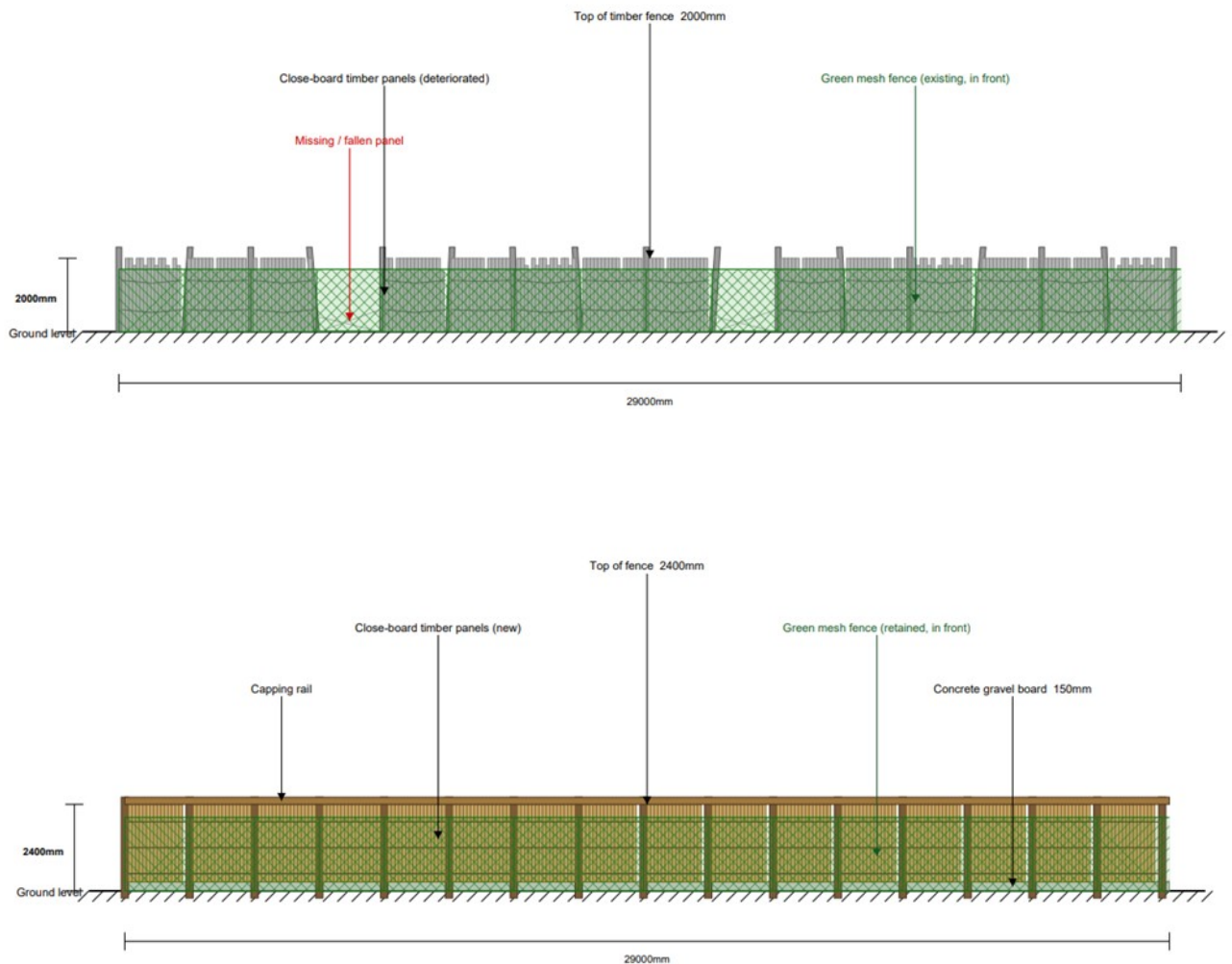
Descriptions and justifications taken from the Cover Letter:

Proposed: Erection of close-board timber boundary fence along the northern boundary, to a height of 2.4 metres (or as near to 2.4 metres as may be permitted above the 2.0 metre threshold). We have already erected the fence since the original fence is falling down. The newly erected fence comprises timber posts, horizontal timber arris rails and vertical treated timber feather-edge close-board panels. The fence has been erected

approximately 0.5 metres inside the applicant's boundary line, rather than on the boundary itself. In the gap between the new timber fence and the existing green mesh fence that runs along the boundary, the applicant proposes to plant shrubs and bushes. This planting will provide a natural green screen visible from the public footpath, softening the appearance of the fence and enhancing the visual amenity of the path for those using it.

The new fence currently stands at between 2.6 and 2.7 metres in height. This variation arises from the uneven nature of the ground along the boundary, as the boards were installed at a consistent length with the intention of trimming them to a uniform finished height upon completion. The applicant confirms that trimming to the proposed finished height of 2.4 metres, or such lesser height as may be agreed, is intended as part of the completion of the works.





Justification and Planning Considerations

Privacy and Security

The property and its garden are situated immediately adjacent to a well-used public footpath. The applicant has young children who use the garden regularly, and a higher boundary treatment is considered necessary to provide an appropriate level of privacy and to create a safe, enclosed environment for family use.

Anti-Social Behaviour

The footpath has been subject to incidents of anti-social behaviour, particularly during evening hours. These have included noise disturbance, fighting, rubbish being thrown into the garden, and on two separate occasions, objects including apples from a neighbouring tree being thrown with sufficient force to smash a bathroom window. A fence of the proposed height is considered a reasonable and proportionate measure to protect the property and its occupants from such incidents.

Visual Impact and Public Amenity

The fence has been set back approximately 0.5 metres from the boundary, and the applicant proposes to plant shrubs and bushes in the gap between the new timber fence and the existing green mesh fence that runs along the footpath edge. This planting will create a natural green buffer clearly visible to users of the path, significantly reducing the perceived height and visual impact of the fence.

The fence has received positive comments from members of the public, including from individuals who did not perceive the height as excessive or out of character with the area. Neighbouring properties on the opposite side of the footpath benefit from high brick boundary walls at the rear of their gardens, and the proposed fence, which sits some 2.5 metres away from those walls, is considered consistent with the character of boundary treatments in the wider area.

Improvement on Existing Conditions



Prior to the erection of the new fence, the boundary comprised a dilapidated and structurally unsound timber fence together with a Leylandii hedge reaching approximately 5.0 metres in height. The proposed fence, combined with the planned shrub planting between the fence and the green mesh boundary, is therefore a significant improvement in both appearance and amenity terms when compared to what existed on this boundary for over two decades.

Recommendation was to approve but Members discussed the application and VOTED to OBJECT. There is a precedent to keep fence heights to 2 metres. There does not appear to be any planting done to provide a soften screen between the green fence and the new

high fence. However, it appears there would be difficulties accessing the gap to maintain any future planting anyhow.

Previously and recently, WC Enforcement have been reported to on other resident's fences in Cricklade that were over the permitted 2 metres and this is well over 2 metres. The applicant should restrict it to the allowable height of 2 metres as the current fence appears very overbearing for pedestrians walking through.

Those houses opposite with brick walls are at the height of 6 foot not 8ft as alluded to in the applicant's report.

The area is not a renowned area for anti-social behaviour that CTC are aware of and presumably whatever height the fence is would not prevent someone from throwing small objects over. The house has always been next to a public footpath with the fence backing onto their garden patio.

8 members voted to OBJECT on the grounds that the rules are 2 metres and if need to be higher the applicant should have gained prior permission from WC.

4 abstained which included the 3 members having declared an interest.