

Planning Statement in Support of the Variation of Condition Relating to Privacy Screen Height and Location

Applicant: Mrs Rumana Akhter

Site Address: 20 Ridgeway, Newport

Proposal: Variation of Planning Condition to Allow Privacy Screen Mounted on Boundary Fence Line, Raising Four Existing Fence Panels by 600mm, 900mm, and 1200mm and 1500mm.

Local Planning Authority: Newport City Council

Application Type: Section 73 – Variation of Condition

I. Introduction

This planning statement supports an application to vary a condition attached to the existing planning permission for the property. The current condition stipulates that any privacy screen must be located at the inner edge of the patio. The applicant seeks approval to instead install the privacy screen **on the boundary fence line**, which will result in a modest increase in fence height across four existing fence panels.

The amendments relate **only to the location and incremental height increase**; the fence will be set inside the existing feather edged timber fence. The proposal is for a Mayflower artificial hedge privacy trellis to be placed on independent fence posts within the existing boundary and independent of the fence to no. 18.

2. What Is Being Proposed

The applicant proposes:

- Relocating the privacy screen from the patio edge to the **boundary fence line** (approximately 1m away from the conditioned location).
- Raising **four existing fence panels** with lightweight privacy screening as follows:
 - **Panel 1:** increase by 600mm
 - **Panel 2:** increase by 900mm
 - **Panel 3:** increase by 1200mm
 - **Panel 4:** increase by 1500mm
- No increase in overall garden enclosure beyond the listed modest increments.

The purpose of the screen is solely to prevent mutual overlooking between the applicant's garden/patio and neighbouring properties.

3. Reason for Varying the Condition

The original condition sought to preserve neighbour amenity, but the practical effect has been counterproductive:

- Installing the screening **on the boundary** is a more effective and natural position for controlling overlooking.
- The graduated height increases (600–1500mm) are designed specifically to address where overlooking occurs, avoiding unnecessary height where it is not required.

The variation ensures that the condition meets its intended purpose—protecting privacy—while avoiding negative impacts on the usability of the garden.

4. Residential Amenity Considerations

The proposal:

- Improves mutual privacy between the applicant and neighbours.
- Introduces **only minor increases in height** in a stepped and proportionate manner.
- Does **not** create overshadowing or loss of light, as the increases are modest and limited in width.
- Does **not** create an overbearing effect due to the lightweight and semi-open nature of the privacy screening.
- Ensures the boundary line provides the logical point of separation between properties.

When viewed from neighbouring gardens, the incremental increases will appear visually unobtrusive and will not materially affect their outlook.

5. Visual Impact and Character

The proposal will have a negligible effect on the character of the area:

- Fence height variations of this scale are commonplace within residential garden environments.

- The stepped increase (600–1500mm) provides a gradual and visually softer solution.
- The design remains lightweight, consistent with typical trellis-style extensions seen across Newport suburban areas.
- The screen will blend with the existing boundary fence line far better than a freestanding screen positioned within the patio area.

The proposal therefore respects the visual amenity and domestic character of the locality.

6. Planning Policy Context

The application accords with:

- **Newport Local Development Plan** policies on design, neighbour amenity, and residential character.
- **Planning Policy Wales (PPW)** objectives relating to good placemaking, proportional development, and protecting amenity.

There is no conflict with local or national policy, and no material planning harm arises from the proposal.

7. Conclusion

The proposed variation is reasonable, modest, and consistent with the aim of the original planning condition. It:

- Enhances privacy for both the applicant and neighbouring occupiers.
- Modestly increases fence height in a stepped and proportionate manner (600–1500mm).
- Avoids unnecessary visual clutter within the garden.
- Does not create overshadowing, overbearing impact, or loss of light.
- Fits comfortably within the character of the residential setting.

For these reasons, it is respectfully requested that **Newport City Council** approves the variation of the relevant planning condition to allow the privacy screen to be installed on the boundary fence line with the incremental height increases described.