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BOUNDARY TREATMENT

Site Address:

Land adjacent to 51 Bishops Road, Hayes, UB3 2TF

Condition 9:

Boundary Fences Treatment

Planning Reference:

64416/APP/2023/1459

Local Planning Authority:

London Borough of Hillingdon



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Introduction

This statement has been prepared to satisfy Condition 9 of the planning permission for the proposed dwelling at 51 Bishops Road, Hayes. It provides precise details of all proposed boundary treatments, materials, heights, and a timetable for their implementation.

Condition 9

Prior to first occupation of the proposed development hereby approved, precise details of all boundary treatment for the new dwelling shall be submitted to and approved in writing by the Local Planning Authority together with a timetable for its implementation. Thereafter the development shall be undertaken in accordance with the agreed details and timetable.

Policy Context

The proposed boundary treatments are designed in accordance with:

- Hillingdon Local Plan: Part 2 – Development Management Policies
- Hillingdon Residential Design Standards (SPD)
- London Plan (2021) – Design and amenity principles

The treatment ensures privacy, security, and visual compatibility with neighbouring properties.

Proposed Boundary Treatment (Precise Details)

Boundary Finish (All Relevant Boundaries)

Type: Timber overlap fence panels

Finish: Natural pressure-treated timber

Appearance: Horizontal overlap boards, matching the submitted image

Product Specification (Exact)

- Product name: Timber Overlap Fence Panel
- Width: 1.83 metres
- Height: 1.80 metres
- Product code: 5019063201458
- Supplier: B&Q



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The panels will be installed with treated timber posts and gravel boards, suitable for long-term external use.

Boundary Locations and Heights

Boundary	Treatment	Height
Side boundaries	Timber overlap fence panels (as specified above)	1.8 m
Rear boundary	Timber overlap fence panels (as specified above)	1.8 m

All fencing will be installed fully within the site boundary.

Implementation Timetable

Stage	Timing
Procurement of fencing materials	Upon commencement of construction
Installation of all boundary fencing	Prior to first occupation of the dwelling
Final inspection and completion	Prior to first occupation

Condition Compliance Statement

Prior to first occupation of the proposed development hereby approved, the boundary treatments described in this document (Ref: BTS-HIL-01), including the specified timber overlap fence panels, shall be installed in accordance with the approved details and implementation timetable. Thereafter, the boundary treatments shall be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Conclusion

The proposed boundary treatment at 51 Bishops Road, Hayes utilises a clearly defined, commercially available timber overlap fence panel, with confirmed dimensions, supplier, and finish. The proposal provides an appropriate level of privacy and security while respecting the character of the surrounding area.



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This submission fully satisfies the requirements of Condition 9 and is suitable for approval and discharge by the Local Planning Authority.



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