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BOUNDARY TREATMENT DETAILS

Submitted in Discharge of Planning Condition 4

Land Adjacent 39 Bankbottom, Hadfield, Glossop
Derbyshire, SK13 1BY

Document Reference	BT-KB-AG110426
Prepared by	Keystone Black Total Support
Client / Applicant	Swift Development NW Ltd
Local Planning Authority	High Peak Borough Council
Planning Application Reference	HPK/2025/0269
Permission Date	29 December 2025
Planning Condition	Condition 4 – Boundary Treatment
Architect	Plusminuszero Architects Ltd (Drawing Ref. pmz-a/bbh/070725-01/PL Rev A)
Date of Issue	10 June 2026
Version	1.0 – For Submission to LPA

1. Introduction

This document sets out the proposed boundary treatment details for the development at Land Adjacent 39 Bankbottom, Hadfield, Glossop, Derbyshire, SK13 1BY. It is submitted in discharge of Condition 4 of planning permission HPK/2025/0269, granted by High Peak Borough Council on 29 December 2025.

Condition 4 states:

"No development shall take place above foundation level until boundary treatment details have been submitted and approved in writing by the Local Planning Authority. The approved boundary treatment shall be installed prior to the first occupation of the development. Reason: To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policy EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework."

The proposed boundary treatments have been designed to complement the traditional stone character of the new dwelling and the surrounding Bankbottom streetscene, in accordance with Policy EQ6 of the High Peak Local Plan 2016.

2. Site Context and Boundary Locations

The application site is a narrow infill plot situated between 39 Bankbottom (to the south-west) and 41 Bankbottom (to the north-east), within an established terraced residential street in Hadfield. The site has four distinct boundary conditions, each of which is addressed separately below:

- Front boundary – street frontage onto Bankbottom (adopted highway)
- South-west boundary – shared party boundary with 39 Bankbottom
- North-east boundary – shared party boundary with 41 Bankbottom
- Rear boundary – rear garden boundary

3. Proposed Boundary Treatment Schedule

Boundary Location	Treatment Type	Height	Materials / Finish
Front – Bankbottom Street Frontage	Open frontage – no boundary treatment	N/A	No wall, fence or railing proposed to the front elevation. The dwelling presents directly to the Bankbottom streetscene in keeping with the character of the existing terrace. Porch threshold to demarcate entrance.
South-West – Shared boundary with 39 Bankbottom	Timber close-board fence	1.8 metres	Pressure-treated softwood close-board fencing panels, dark brown or natural timber finish. Erected on the applicant's side of the boundary. Posts set in concrete.
North-East – Shared boundary with 41 Bankbottom	Timber close-board fence	1.8 metres	Pressure-treated softwood close-board fencing panels, dark brown or natural timber finish. Erected on the applicant's side of the boundary. Posts set in concrete.
Rear – Rear Garden boundary	Natural stone wall	1.2 metres	Coursed natural gritstone walling to match the character of the existing rear boundary walls along Bankbottom. Stone to be

			sourced to complement the facing stone used in the dwelling (Etherow Stone or equivalent). Coped with natural stone.
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4. Design Rationale and Policy Compliance

4.1 Front Boundary – Open Frontage

The traditional character of Bankbottom is defined by stone-built terraced dwellings that present directly to the street with no formal front boundary treatment. The absence of a front boundary to the proposed new dwelling continues this established pattern, maintaining the consistency and visual coherence of the streetscene. This approach is consistent with the approved elevation drawings (pmz-a/bbh/070725-02/PL Rev A) and is supported by Policy EQ6 of the High Peak Local Plan 2016, which requires development to respect and reinforce local distinctiveness.

4.2 Party Boundaries – Timber Close-Board Fencing

The shared boundaries with 39 and 41 Bankbottom are proposed to be treated with 1.8-metre-high timber close-board fencing. This is a practical and appropriate solution for shared residential boundaries in an urban terraced context, providing privacy and security for all parties. Timber close-board fencing is an accepted and commonly used boundary treatment in residential settings throughout the High Peak area. The height of 1.8 metres is appropriate for a rear/side residential boundary and will not appear visually dominant given its position between the properties.

The fencing will be erected entirely within the application site boundary and will not encroach on the neighbouring properties.

4.3 Rear Boundary – Natural Stone Wall

The rear boundary is proposed as a coursed natural gritstone wall, 1.2 metres in height, coped with natural stone. This approach directly reflects the character of the existing rear boundary walls visible throughout the Bankbottom area, where traditional stone boundary walls form a consistent and valued part of the local vernacular.

The stone will be sourced to complement the split-faced coursed stone proposed for the dwelling itself (as approved under Condition 3 and confirmed in the separate Materials Approval submission). The use of natural stone at the rear boundary reinforces the quality and authenticity of the scheme as a whole and demonstrates the applicant's commitment to delivering a development that enhances rather than detracts from the character of this part of Hadfield.

This approach is fully consistent with Policy EQ6 of the High Peak Local Plan 2016, which requires development to use materials and design details that are appropriate to their surroundings, and with the National Planning Policy Framework's requirement to achieve well-designed places.

5. Installation and Timing

In accordance with Condition 4, the approved boundary treatments shall be installed prior to the first occupation of the new dwelling. The applicant confirms the following programme:

- Party boundary fencing (south-west and north-east) to be erected prior to or during the superstructure construction phase, to secure the site and protect neighbouring properties throughout the build.
- Rear stone boundary wall to be constructed as part of the external works package, prior to practical completion and first occupation.
- Photographic evidence of the completed boundary treatments shall be provided to High Peak Borough Council upon request.

6. Summary

The boundary treatment details submitted herein are proportionate, appropriate to the site context, and fully consistent with the requirements of Condition 4 and Policy EQ6 of the High Peak Local Plan 2016. The proposed treatments — open frontage to Bankbottom, timber close-board fencing to party boundaries, and a natural stone wall to the rear — reflect the established character of the local area and complement the materials proposed for the dwelling itself.

The applicant respectfully requests that High Peak Borough Council approve these boundary treatment details in writing, in discharge of Condition 4 of planning permission HPK/2025/0269.

Declaration

This Boundary Treatment Details document has been prepared in good faith by Keystone Black Total Support for submission to High Peak Borough Council in discharge of Condition 4 of planning permission HPK/2025/0269.

Signed: Position: Date:

On behalf of: Keystone Black Total Support
