

Development Control Committee 7 August 2019

Planning Application DC/19/0774/HH – 14 Hallfields, Lakenheath

Date Registered:	14.05.2019	Expiry Date:	09.07.2019
Case Officer:	Olivia Luckhurst	Recommendation:	Approve Application
Parish:	Lakenheath	Ward:	Lakenheath
Proposal:	Householder Planning Application - Installation of fencing		
Site:	14 Hallfields, Lakenheath		
Applicant:	Mr Ryan Pervin		

Synopsis:

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and Associated matters.

Recommendation:

It is recommended that the Committee determine the attached application and associated matters

CONTACT CASE OFFICER:

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Background:

The application is referred to Development Control Committee following consideration by the Delegation Panel. The Parish Council support the application and the recommendation is for APPROVAL.

A site visit is scheduled to take place on Monday 5 August 2019.

Proposal:

1. The application seeks planning permission for the erection of a 2.2m close boarded wooden fence to enclose amenity space to the south of the property.

Application Supporting Material:

2.
 - Location Plan
 - Existing Elevations
 - Proposed Elevations
 - Block Plan

Site Details:

3. The site comprises of a detached bungalow located on a corner plot at the entrance of the residential cul-de-sac Hallfields. The site falls within the Lakenheath settlement boundary and is not situated within a conservation area, nor is the property listed.

Planning History:

4. No relevant planning history

Consultations

5. Local Member comment:

- Councillor Stephen Frost stated that the fence would look odd and would disrupt the street scene. Councillor Frost seconded Councillor David Gathercole's Delegation Panel call in request.
- Councillor Gathercole raised concerns regarding the visual impacts of the proposed fencing and referred the application to Delegation Panel

6. Town/Parish Council comment:

- The Parish Council support the original proposed layout subject to no fencing being erected in front of the building line
- The Parish Council commented in support of the amended layout subject to no visibility problems

7. Highways comment:

- Highways recommended the following condition on the original layout;
'Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the

carriageway of the adjacent highway for any part of the property boundary which extends westwards beyond the front line of the dwelling.'

- Comments of support were received from Highways on the amended location of the proposed fence.

Representations:

8. Comments received on 4th June 2019 from No.13 Hallfields suggesting an amended layout and raised concerns regarding loss of visibility, possible blockage of driveway and safety of pedestrians.

Neighbours were reconsulted on the amended plans, however, no further comments were submitted by No.13 Hallfields.

Policy:

9. On 1 April 2019 Forest Heath District Council merged with St Edmundsbury Borough Council to become a single Authority, West Suffolk Council. The development plans for the merged local planning authorities were carried forward to the new Council by Regulation. The Development Plans remain in place for the new West Suffolk Council and, with the exception of the Joint Development Management Policies document (which had been adopted by both Councils), set out policies for defined geographical areas within the new authority. It is therefore necessary to determine this application/appeal with reference to policies set out in the plans produced by the now dissolved Forest Heath District Council.

10. Forest Heath Core Strategy 2010

- Core Strategy Policy CS5 - Design quality and local distinctiveness

11. Joint Development Management Policies 2015

- Policy DM1 Presumption in Favour of Sustainable Development
- Policy DM2 Creating Places Development Principles and Local Distinctiveness
- Policy DM24 Alterations or Extensions to Dwellings, including Self Contained annexes and Development within the Curtilage

Other Planning Policy:

12. The NPPF was revised in February 2019 and is a material consideration in decision making from the day of its publication. Paragraph 213 is clear however, that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the revised NPPF. Due weight should be given to them according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework; the greater weight that may be given. The policies set out within the Joint Development Management Policies have been assessed in detail and are considered sufficiently aligned with the

provision of the 2019 NPPF that full weight can be attached to them in the decision making process.

Officer Comment:

13. The main consideration in the determination of this application are:

- Principle of development
- Impact on amenity
- Impact upon the street scene
- Design and form

Principle of Development

14. Policy DM2 states that proposed developments should recognise and address key features, characteristics, landscapes/townscape character, local distinctiveness and special qualities of the area and building. Development should also maintain or create a sense of place or local character and should not involve the loss of gardens and important open, green or landscapes area which make a significant contribution to the character or appearance of the settlement.

15. Policy DM24 states that planning permission for alterations or extensions to existing dwellings, self-contained annexes and ancillary development within the curtilage of dwellings will be acceptable provided that the proposal respects the character and appearance of the immediate and surrounding area, will not result in over-development of the dwelling and curtilage and shall not adversely affect the residential amenity of occupants of nearby properties.

16. The proposed layout and position of the fence is considered to have taken into consideration of the character of the area and prominent position of the plot on a corner by setting the fence further back into the plot resulting in the retention of as much green space as possible.

Impact upon Amenity

17. The proposed development is considered to have no material adverse impact upon the residential amenity of nearby occupants by means of being overbearing or resulting in loss of light given the location of the proposed fence. Concerns were raised by a neighbouring resident with regards to what effect the fence may have on their driveway and their visibility when pulling out, however as the amended plans show, the fence has been brought in by 1m from the footpath edge and therefore, it is considered that the fence will not have a detrimental impact.

Impact upon the Street Scene

18. The street scene is made up of properties that are of a similar character and appearance and all have low level fences or brick walls enclosing their front amenity space. Given that the proposed fence will measure 2.2m there will be some degree of impact on the street scene, however on balance, No. 14 is located on a corner plot that benefits from green amenity space to the front and side of the property unlike the other dwellings located on Hallfields and High Street. The applicant has taken into consideration the prominent positioning of the plot by amending the

proposed layout to incorporate a fence located further back from the front elevation and moving the fence in by 1m from the footpath.

19. The plans originally submitted with the application showed a 2.2m fence positioned in line with the front elevation of the property measuring 5.3m in width and 20.3m in depth which fell in line with the footpath located immediately adjacent to the site. However, after negotiation with the applicant, amended plans were received. The plans now show the fence located 3m back from the front elevation and a width of 4.3m and depth of 17.3m, with the fence set in 1m from the edge of the footpath. The amended plans are considered more appropriate and more in keeping with the area as the fence is positioned further away from the front of the property and footpath, making the addition less prominent within the street scene. The fence will clearly be visible, but it is considered that the modest impact the fence (in its amended position) would have on the street scene is not significant enough to justify refusal. The amended fence position will provide additional private amenity space for the family.

Design and Form

20. The proposed fence will be a close boarded timber fence which is considered to be in keeping with the area. The fence will measure 2.2m due to a kickboard at the bottom to prevent rotting, however, given that the measurements of the fence will have no impact upon the amenity of neighbouring dwellings the addition is considered acceptable.

Conclusion:

21. In conclusion, the principle and detail of the development is considered to be acceptable and in compliance with relevant development plan policies and the National Planning Policy Framework.

Recommendation:

22. It is recommended that planning permission be **APPROVED** subject to the following conditions:

1. 001A - Time Limit – Detailed

The development hereby permitted shall be begun not later than 3 years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.

2. 14FP - Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents:

Location Plan	Received: 14/05/2019
Block Plan	Received: 09/07/2019
Floor Plan	Received: 17/06/2019

Reason: To define the scope and extent of this permission.

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online;

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PPOY96PDFI500>