

Parish:	Heacham	
Proposal:	Installation of new timber fencing, including removal of vegetation and low level boundary wall	
Location:	70 South Beach Road Heacham King's Lynn Norfolk	
Applicant:	Mr Graeme Hewitt	
Case No:	18/01920/F (Full Application)	
Case Officer:	Mr Philip Mansfield	Date for Determination: 31 December 2018

Reason for Referral to Planning Committee – Called in by Councillor Parish

Neighbourhood Plan: No

Case Summary

The application relates to a residential property located at 70 South Beach Road, Heacham. The proposal consists of new timber fencing and a low level boundary wall.

Key Issues

Principle of Development
Form and Character
Neighbour Amenity
Highways
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application site relates to 'Beach Farm' located on the southern side of South Beach Road in Heacham. The proposal is new timber fencing along the northern roadside boundary of the site and a low level wall adjacent to the entrance. The fence would measure 2m approx. in height and the brick wall would be 1.5 to 2 metres high.

SUPPORTING CASE

The applicant has submitted a design and access statement with the following information:

INTRODUCTION

This Application is for the Installation of new timber fencing, including removal of vegetation and low level boundary wall. Existing and Proposed Site Plans are included as part of the Planning Application providing accurate details of the proposal. As Agents to the Applicant, this Design & Access Statement has been prepared in accordance with Planning Department requirements. The Design and Access Statement is to be read in conjunction with all Russen and Turner Drawings. The Statement is written specifically for the Application to which it relates. This statement will be made available to members of the public for review, and it must be noted all information provided is the copyright of Russen & Turner Ltd, and no elements of the statement are to be copied in part or in full.

1.0 PLANNING APPLICATION PROPOSAL

The proposal is for a new close boarded timber fence to be installed along the northern boundary of 'Beach Farm'. Prior to a Planning Application being submitted, NCC Highways met the applicant on site as a recently installed timber fence had been located closer than NCC would accept. Local Authority and NCC advised on distance between edge of highway and new fence line. The Local Authority advised a Planning Application be submitted.

2.0 AMOUNT

The proposed works include:

Removal of short section of brick boundary wall and hedge which negatively impacts of the visibility in a western direction from the properties driveway; Installation of 2 metre high close boarded timber fence enclosing the present 'open' garden. The fence will provide the much needed security and safety aspects for the occupants of 'Beach Farm' who have a young family.

3.0 LAYOUT

The proposed fence line follows the line of an existing dilapidated brick wall and forms a clearly defined boundary between the western boundary and the driveway.

4.0 SCALE

The proposed timber fence will be 2.0 metres in height.

5.0 LANDSCAPING

The application does not seek to include additional soft landscaping which may present future safety issues adjacent South Beach Road.

6.0 APPEARANCE

The close boarded timber fence will receive a translucent/light brown treatment once installed.

PLANNING HISTORY

16/01494/PACU3 Change of use from agricultural building to dwelling house WDN - Application Withdrawn

RESPONSE TO CONSULTATION

Parish Council: - OBJECTION on the grounds of:

- Impact on the character of the area

Highways Authority: - NO OBJECTION: Having reviewed the submitted plans I am satisfied that the fence does not affect emerging visibility nor impact upon the public highway.

Rights of Way: – NO OBJECTION: We have no objections on Public Rights of Way grounds as although Heacham Footpath 2 is in the vicinity, it does not appear to be affected by the proposals.

Aboricultural Officer: – NO OBJECTION

REPRESENTATIONS

None received

LDF CORE STRATEGY POLICIES

CS08 - Sustainable Development

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highways
- Other Material Considerations

Principle of Development

The application relates to fencing within the existing curtilage of the site which is considered acceptable development in principle. However, key issues will be impact on the appearance of the area and highway safety.

On the site plan only the fences and wall adjacent to South Beach Road require permission as they are over 1 metre high adjacent to a public highway.

Form and Character

Some of the proposed close boarded timber fencing has been constructed to the west of the main house and measures 2 metres in height. This element is permitted development. A brick wall of 1.5m approx. would be built adjacent to the entrance. With regards the new fence, it would be set in from the edge of the highway thereby retaining a grass verge which will help preserve the visual amenity of the area. The applicant has also submitted a revised plan indicating additional planting in response to the concerns regarding the stark appearance of the fence. The wall, once rebuilt, will also soften the impact of the fences in the streetscene.

Taking this into account, the view is that the proposal would be acceptable in this regard; subject to the planting of the hedge in the first available planting season after erection of the fence, and the wall being rebuilt within a certain period after the erection of the fence.

Neighbour Amenity

The siting of the proposed fencing is not thought to have any implications in terms of impact to amenity.

Highways

NCC Highways have reviewed the proposed plans and have raised no objections in terms of highway safety.

Other Material Considerations

There are no other considerations.

CONCLUSION

The principle of a fence is and rebuilding of the wall to provide the house with an enclosed rear garden acceptable. However, the key issue is its appearance in this prominent and exposed location. On its own the fence would look stark, but with the provision of a hedge planted in front of the fence, in time this will soften its appearance, and on balance; officers consider that the application can be approved.

The development proposed is therefore thought to be in accordance with Policy CS08, of the Core Strategy 2011 and Policies DM1 and DM15 of the Site Allocations and Development Management Policies Plan 2016, and subject to suitable conditions can be approved.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

Planning Committee
7 January 2019

1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with Section 92 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plan:

Proposed site plan drawing no 21957-18/P01 Rev C

2. Reason: For the avoidance of doubt and in the interests of proper planning.

3 Condition: The hedges shown on DWG Proposed site plan drawing no 21957-18/P01 Rev C shall be planted in the first available planting season after the erection of the fence, in accordance with a planting scheme to be submitted to the written satisfaction of the LPA prior to the erection of the fence.

If any of the hedge plants are removed without approval, die or become severely damaged or seriously diseased within 5 years from the erection of the fence hereby permitted; they shall be replaced with a hedge plant of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation. Notwithstanding the submitted details, the hedge shall thereafter be allowed to grow and shall be retained at a height of no less than 2 metres in height.

3. Reason: In the interest of visual amenity.

4. Condition: The area of wall to be rebuilt on the northern boundary shown on DWG Proposed site plan drawing no 21957-18/P01 Rev C shall be rebuilt to the height shown on the plan (2 metres), using materials to match the existing, within 1 year of the installation of the fence.

4 Reason: In the interest of visual amenity.