

## UTT/15/0666/HHF – (SAFFRON WALDEN)

(Referred to Committee by Cllr Perry. Reason: Impact on the community / street scene)

**PROPOSAL:** Retrospective application for erection of boundary fence  
**LOCATION:** 20 Loompits Way Saffron Walden Essex  
**APPLICANT:** Miss Julia Smith  
**EXPIRY DATE:** 4 May 2015  
**CASE OFFICER:** Sarah Marshall

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### 1. NOTATION

1.1 Within development limits

### 2. DESCRIPTION OF SITE

2.1 The application site is an elevated corner site on the south western corner of the intersection of Loompits Way and Gallows Hill. The property is comprised of a two storey brick built detached dwellinghouse and a single storey detached garage which is accessed via Gallows Hill.

2.2 The character of the surrounding location is a variety of styles of residential properties which are well set back from the highway with low walls and landscaping along the boundaries which has resulted in an open feeling to the area.

### 3. PROPOSAL

3.1 A retrospective application for the erection of a boundary fence. The fence is a closed boarded fence and the height ranges from 1.4 metres to 2 metres. It is proposed to paint the fence dark green and plant a Hornbeam hedge in front of fence. The fence protrudes forward from the front elevation of the dwelling by approximately 1.8 metres wraps around the side of the property until the driveway.

### 4. APPLICANTS CASE

4.1 The applicants have provided photographs of an older closed boarded fence which enclosed the side garden area however was set back from the front elevation of the dwelling, the application form and a location plan which has been annotated to show the location and height of the fence.

### 5. RELEVANT SITE HISTORY

5.1 UTT/14/2757/HHF

This application for the 'Retrospective application for the erection of boundary fence' was refused on 11<sup>th</sup> November 2014 for the following reason:

*"The fence is an incongruent form of development for this location and has a detrimental impact on the visual appearance of the streetscene. Therefore the development fails to meet the Council's policy GEN2 of the Uttlesford Local Plan (adopted 2005)"*

5.2 UTT/14/3744/HHF

Erection of a front porch was granted conditional permission on the 18.02.2015. This permission has yet to be implemented

**6. POLICIES**

**6.1 National Policies**

- National Planning Policy Framework 2012

**6.2 Uttlesford District Local Plan 2005**

- S1 - Settlement Boundaries for the Main Urban Areas
- GEN2 – Design
- H8 - Home Extensions
- GEN1 - Access

**7. TOWN COUNCIL COMMENTS**

7.1 No comments.

**8. CONSULTATIONS**

**9. REPRESENTATIONS**

7 Neighbourhood letters were sent and five representations were received.

- This fence is in contravention of covenant on the deeds
- The planting will impact on the traffic safety
- The reason for the refusal of the previous application will not be overcome by planting and painting the fence.
- Painting the fence and planting not restore the estate to an open plan
- The fence is out of keeping with the open plan of the estate
- The fence is a dominant feature on the corner of Loompits Way and Gallows Hill

It should be noted that the planning legislation does not include covenants which may appear on the title deeds.

**10. APPRAISAL**

The issues to consider in the determination of the application are:

- A The visual impact of the fence on the character and appearance of the location (S1 and GEN2)
- B The impact of the fence on the highway safety (GEN1)

**A The visual impact of the fence on the character and appearance of the location (S1 and GEN2)**

10.1 Policy S1 states that development within the built up areas will be permitted where it is within keeping with the surrounding developments. Policy GEN2 states that development should be compatible with the scale, form, appearance and materials of surrounding buildings. The properties in this area typically have either low brick walls or

soft landscaping to the front of their properties where there are boundary treatments which has given an open feeling to the area. There are no other examples in close proximity to this property with high closed boarded fences. Therefore it is considered to be out of keeping with the surrounding location. The location of high closed boarded fence is situated on an elevated corner of the intersection and is highly visible from both Loompits Way and Gallows Hill. Whilst the painting of the fence a dark green and planting a hedge to the front of the fence will help reduce the visual impact of the fence, it is considered that this will not overcome the detrimental impact on the streetscene. This is due to its prominent location on the site, its height and being forward of the building line. Therefore, in its current position and height, even with painting and planting, the fence is an incongruent form of development and has a detrimental impact on the character and appearance of the streetscene. As such the development fails to meet the Council's policy GEN2 of the ULP.

## **B The impact of the fence on the highway safety (GEN1)**

10.2 It is considered that the fence does not have a detrimental impact on the highway safety therefore it meets the Council's policy GEN1 of the ULP.

## **11. CONCLUSION**

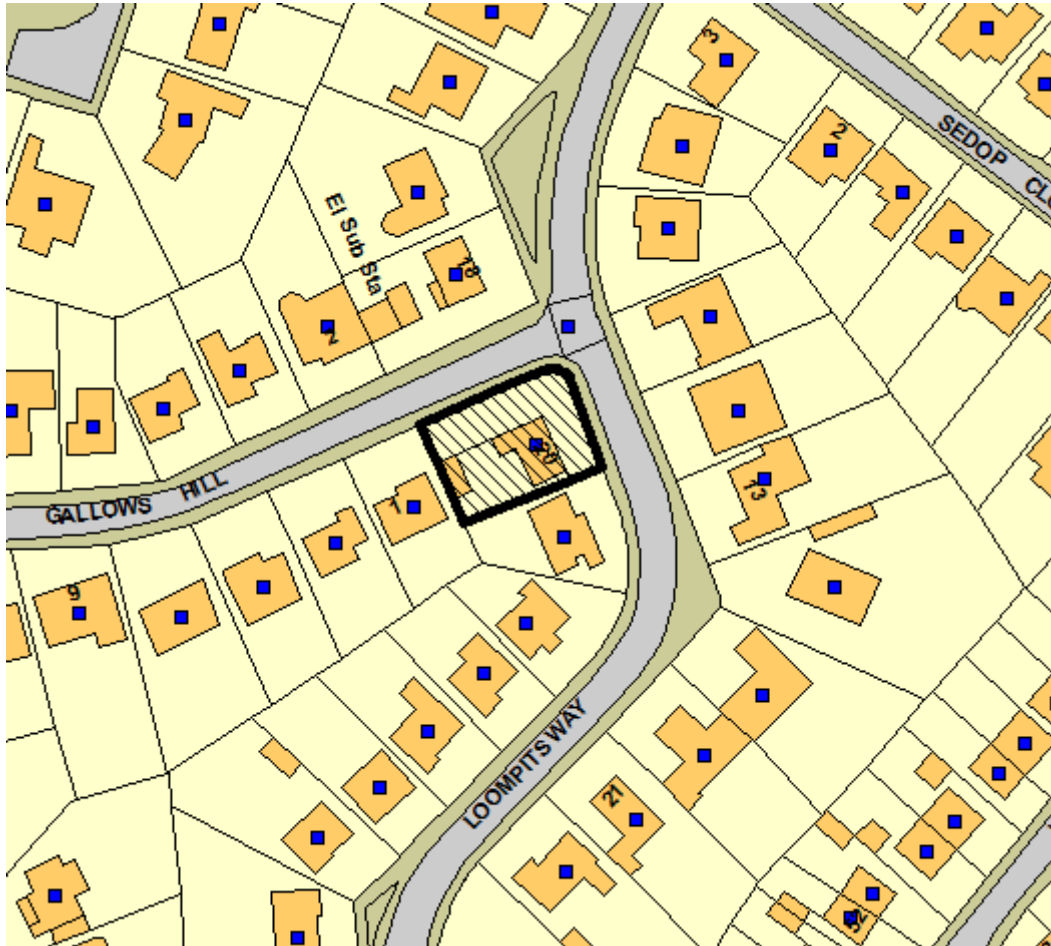
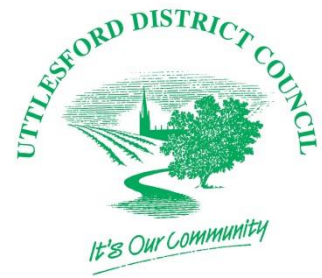
The proposed modifications to the fence will still not overcome the harm the fence is causing to the street scene and the character and appearance of the location. The fence fails to meet Council's policy GEN2 of the Uttlesford Local Plan (adopted 2005)

## **RECOMMENDATION – REFUSAL**

1. The fence is an incongruent form of development for this location and due to its prominent location is a dominant feature and has a detrimental impact on the streetscene. The proposed mitigation measures do not overcome the harm created by the fence on the site and the surrounding location. Therefore the development fails to meet the Council's policy GEN2 of the Uttlesford Local Plan (adopted 2005).

Application no.: UTT/15/0666/HHF

Address: 20 Loompits Way Saffron Walden



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