

## **UTT/17/2812/HHF – (SAFFRON WALDEN)**

(Referred to Committee by Cllr Freeman. Reason: Harm to open nature of local street scene)

**PROPOSAL:** Retrospective application for the erection of boundary fence

**LOCATION:** 12A Harvey Way, Saffron Walden

**APPLICANT:** Mr and Mrs K Hunnings

**AGENT:** Brian Christian

**EXPIRY DATE:** 24 November 2017

**CASE OFFICER:** Rosemary Clark

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### **1. NOTATION**

1.1 Within Development Limits.

### **2. DESCRIPTION OF SITE**

2.1 The application site comprises a two-storey detached dwelling situated on a residential development to the north-east of Saffron Walden town. It is positioned sideways on to the road, set behind an area of open grassland that fronts Ashdon Road. The properties in this location are similar detached, semi-detached two storey dwellings, many with open frontages or low fencing to demark the boundaries. The boundary to the application site is adjacent to the public footpath.

### **3. PROPOSAL**

3.1 This application relates to the retention of the existing 1.8m fencing that extends almost 21m from the side of the garage to just forward of the extended building line, that was granted approval under UTT/15/1818/HHF, for a front/side and rear extension has not yet commenced. The fencing sits on concrete plinths making the overall height of the proposal 2m in height.

### **4. APPLICANT'S CASE**

4.1 Replaces existing dilapidated fence for improved appearance and security. The length of the fence increased. A lower fence would result in complete loss of privacy to the amenity space within the rear garden.

### **5. RELEVANT SITE HISTORY**

5.1 UTT/15/1818/HHF – Proposed demolition of existing conservatory and erection of single storey extension – approved 27.7.15 – not implemented at time of site visit (12.10.17)

## **6. POLICIES**

### **6.1 National Policies**

- National Planning Policy Framework

### **6.2 Uttlesford Local Plan (2005)**

- S1 – Development within settlement limits  
- GEN2 – Design and neighbour and visual amenity

## **7. TOWN COUNCIL COMMENTS**

7.1 Parish consulted – Noted with no comments.

## **8. CONSULTATIONS**

### **CLH Pipeline**

8.1 No apparatus in vicinity.

### **Cadent Gas**

8.2 Apparatus in vicinity.

### **Highway Authority (Essex County Council)**

8.3 No comments to make on this proposal.

## **9. REPRESENTATIONS**

9.1 6 Neighbours consulted – expired 27.10.17 – No responses received.

## **10. APPRAISAL**

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

A Whether the proposal respects the scale form and appearance of the original dwelling (ULP Policy S1 and GEN2)

B Whether the proposal adversely affects the neighbouring residential and visual amenity (ULP Policy GEN2)

### **A Whether the proposal respects the scale form and appearance of the original dwelling (ULP Policy S1 and GEN2)**

10.1 The dwelling is situated within the development limits of Saffron Walden, therefore the principle of modest extensions and alterations is acceptable in accordance with ULP Policy S1.

10.2 Local Plan Policy GEN2 indicates that development should respect the appearance of the existing dwelling with regard to size, design and would not be out of keeping with the character and appearance of the locality.

This application is for the retention of a boundary fence that is already in place. The proposed fence and plinth has an overall height of 2m and extends for a length of

21m. The majority of this fencing replaces fencing that was previously in place, but was in poor condition.

Whilst it is acknowledged that fencing of this height, adjacent to a highway can raise issues with highway safety there are no concerns regarding highway safety in this instance given the location of the fence.

On balance it is considered that the fencing is acceptable given that it replaced an existing fence of similar height that had been in place since the property was first built and that the erection of a lower fence would result in a complete loss of privacy to the rear amenity space available to the occupiers of no 12A. The resultant harm to the character and appearance of the locality is therefore negligible and it would be unreasonable to refuse the application for this reason.

- 10.3 The previously approved application under reference UTT/15/1818/HHF for a single storey front, side and rear extension, included the provision of a 1m high fence bordering the proposed new side extension that would be constructed adjacent to the fenced boundary. This was more in keeping with the general fencing provision within the locality. However, given that the proposed side extension would result in an increase in built form adjacent to the boundary, it would be unreasonable to consider this proposed higher fencing to be detrimental to the character and appearance of the locality.

The fence in its current appearance does appear quite stark as it is new fencing that has yet to 'dull with age'. This process could be assisted and speeded up if the fencing was stained or painted dark brown. This could be controlled by a condition if the application is approved.

**B Whether the proposal would adversely affect the neighbouring residential and visual amenity (ULP Policy GEN2)**

- 10.4 The impact on neighbouring residential and visual amenity has been addressed in the paragraph above. In this instance, it is considered that the retention of the fencing is not unduly harmful to the overall character and appearance of the street-scene and neighbouring residential amenity is not harmed as a result of this development.

**11. CONCLUSION**

The following is a summary of the main reasons for the recommendation:

- A In terms of the size and design, the fencing does not adversely affect the appearance of the dwelling and therefore complies with Uttlesford Local Plan Policies S1 and GEN2.
- B The nature and location of the fencing does not have an adverse impact on the street scene as a whole and therefore the visual amenity of the area is not harmed as a result of the fencing, thus complying with Uttlesford Local Plan Policy GEN2.

## **RECOMMENDATION – APPROVAL WITH CONDITIONS**

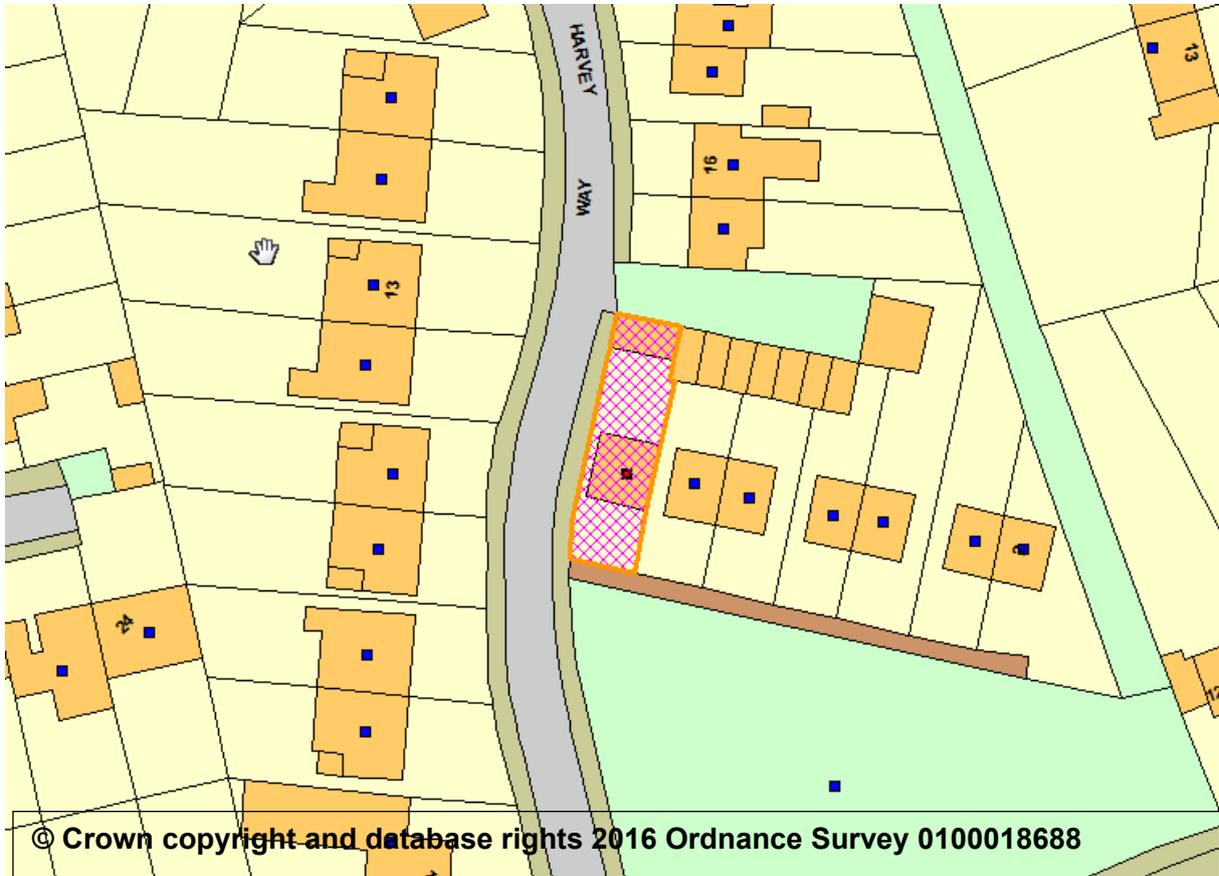
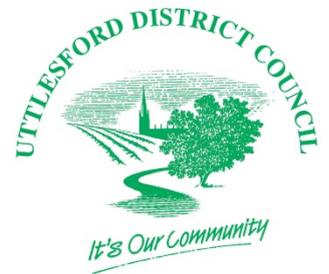
### **Conditions**

1. Within 3 months of the date of this retrospective decision, the fence shall be painted or stained dark brown and thereafter retained in this colour. Failure to do this would result in enforcement action being taken.

REASON: In the interest of the appearance of the development in accordance with ULP Policy GEN2.

Application: UTT/17/2812/HHF

Address: Land To 12A Harvey Way, Saffron Walden



Organisation: Uttlesford District Council

Department: Planning

Date: 9 November 2017