
F/YR19/0447/F

Applicant: Mr Shippen

Agent : None

19 Richards Close, March, Cambridgeshire, PE15 8UH

Erection of a 1.05 metre high brick wall to front boundary

Reason for Committee: The number of representations received contrary to Officer recommendation.

1 EXECUTIVE SUMMARY

The application seeks full planning permission to erect a 1.05m high brick wall to the front boundary of the site at 19 Richards Close, March.

The location of the wall is proposed to be set back approximately 7.6m from the main highway at its nearest point and approximately 5m in length. Combined with its height, the proposal will not create a substantial negative impact to the appearance of the estate, nor is the proposal deemed to cause significant harm to the character of the area.

It is deemed that the construction of a wall of these proportions, at the location specified, would not cause an obstruction or safety implication to users of the highways.

The below assessment deems the proposal to be compliant with the relevant policies within the Fenland Local Plan (subject to necessary conditions) and as such the recommendation is to grant the application.

2 SITE DESCRIPTION

- 2.1. The property is a detached bungalow constructed of buff brick with a red pantile roof. It is a corner plot, located on the junction between Richards Close and a private road leading to several further bungalows. The site has a paved driveway with a detached single garage at its south-eastern corner constructed of buff brick with a red pantile roof.
- 2.2. The overall development around Richards Close consists of several similarly styled bungalows with components of hard and soft landscaping around the properties.
- 2.3. There is a small patch of grass (approximately 0.9m by 5m) that runs the length of the paved driveway of No 19 and the adjacent private road to which this application refers.

3 PROPOSAL

- 3.1. The applicant seeks full planning permission to construct a 1.05m high brick wall with coping stones along the aforementioned patch of grass to provide a distinct site boundary between the driveway of No 19 and the private road.
- 3.2. Full plans and associated documents for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

4 SITE PLANNING HISTORY

F/94/0882/F	Erection of 17 x 2-bed detached bungalows and 4 x 2-bed semi-detached bungalows with garages Land Between Elliot Road And, West End, March, Cambridgesh	Approved	26/06/1995
F/93/0867/F	Erection of 21 x 2-bed bungalows with garages Land Between Elliot Road And, West End, March, Cambridgesh	Approved	20/02/1995
F/1256/89/O	Erection of 8 x 1-bed cottages 7 x 2-bed terraced houses 16 x 2-bed semi-detached houses & 2 x 3-bed detached houses (Reserved Matters relating to siting of buildings and means of access committed at this stage) Land Between Elliott Road And West End March Cambridgesh	Granted	23/04/1992
F/0351/88/F	Erection of 7 houses with integral garages & 4 detached double garages together with layout of estate road & sewers Land between Elliott Road and West End, March	Granted	21/10/1988
F/0373/86/O	Residential development (No. 78 West End to be demolished) Land between Elliott Road and West End, March	Granted	18/12/1986

5 CONSULTATIONS

- 5.1. **March Town Council** – Recommend Approval
- 5.2. **Local Residents/Interested Parties**

Objectors

- 5.2.1. Six letters of objection have been received in relation to the proposal, stating that the proposal is out of character, not in keeping with the 'open plan' nature of the estate and raising concerns over the restriction of access to the private roadway.

6 STATUTORY DUTY

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014).

7 POLICY FRAMEWORK

7.1. National Planning Policy Framework (NPPF)

Paragraph 11 – decisions should accord with the development plan

Paragraph 91 – promoting healthy and safe communities

Paragraph 124 – good design is a key aspect of sustainable development

7.2. National Planning Practice Guidance (PPG)

7.3. Fenland Local Plan 2014

Policy LP2 - Facilitating health and wellbeing of Fenland residents

Policy LP16 - Delivering and protecting high quality environments across the district

LP17 - Community safety

7.4. March Neighbourhood Plan 2017

There are no specific policies relating to developments such as this, however the visions, aims and objectives of the Plan is that the quality of the built and natural environment is improved along with the level of provision and quality of recreational land facilities.

8 KEY ISSUES

- **Principle of development**
- **Design characteristics and visual amenity**
- **Highways**
- **Other matters**

9 BACKGROUND

9.1. Condition 3 of the original permission for the development at Richards Close (F/94/0882/F) required planning permission to be sought in respect of fences, gates or walls erected within the curtilage of any dwelling in front of the forward-most part of that dwelling fronting a highway.

9.2. At 1.05m, the proposed wall is 50mm over the maximum permitted development limit of 1m and as such requires planning permission in any event.

9.2. The applicant has reported that there is an issue of dog fouling on the small patch of grass between the driveway of No 19 and the private roadway, as this grass is often mistakenly considered as public land. In addition, the applicant has referred to instances of littering on the grass and their driveway, with a particular incident of a discarded broken canoe being left on the driveway by a member of the public.

10 ASSESSMENT

Principle of Development

10.1. The principle of development is acceptable subject to the proposal according with the aims of Policy LP16, which seeks to ensure that the proposal is acceptable in streetscape, design, residential amenity and highway safety terms, these considerations being evaluated below.

Design characteristics and visual amenity

- 10.2. There are no similar walls in the immediate locality, however near the entrance to Richards Close off Elliott Road there are properties with low level post and chain fencing along their boundaries with the public footpath.
- 10.3. The site is a corner plot, with the primary elevation of the property facing east opposite the turning head junction of Richard's Close and the private roadway. Full enclosure of any of the properties in the Richard's Close estate, particularly those that front the main highway, would likely be deemed as a major change to the character of the area and would likely be refused on this basis. However, seen against the backdrop of the dwelling it is considered that the location and scale of the proposed wall would not constitute a significant impact to justify refusal of the scheme.
- 10.4. In terms of amenity of neighbouring residents, the main impact of the proposal is likely to be to the dwelling east of the site, No 7 Richard's Close. The primary elevation of No 7 faces west at a distance of approximately 10m to the proposed location of the wall. Considering the height of the proposed wall, the distance between it and the dwelling opposite, and the hedges and driveways between the two limiting views, it is considered that the impact of the wall is not significant enough to constitute an unacceptable impact on residential amenity that justifies refusal of the scheme.
- 10.5. As such, the development is not deemed to be in a location which will create a substantial negative impact to the neighbouring residents nor is the proposal deemed to cause significant harm to the character of the area.
- 10.6. A condition such that the proposed materials match the existing dwelling should be imposed to ensure that it is sympathetic to the surroundings. This would further safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan.

Highways

- 10.7. An objection was received with regard to restricting access to the private roadway. The height of the proposed wall and the location set back from the turning head of the private roadway would not cause an obstruction or safety implication to users of the highways.

Other Matters

- 10.8. Paragraph 6.3.5 (LP17) of the Fenland Local Plan 2014 states that "*Public and private space should be clearly defined to deter unauthorised access and anti-social behaviour. These spaces can be defined by means such as separation by walls, changes in surface materials or other distinguishing features.*" As such, the inclusion of a more permanent boundary, such as the proposed wall, may limit the issues of anti-social behaviour, such as dog fouling or littering, as it could act as a deterrent by making it obvious that this parcel of land is privately owned.
- 10.9. It is deemed that a wall in this area would offer the current and future occupants of No 19 some protection from possible antisocial behaviour.

11 CONCLUSIONS

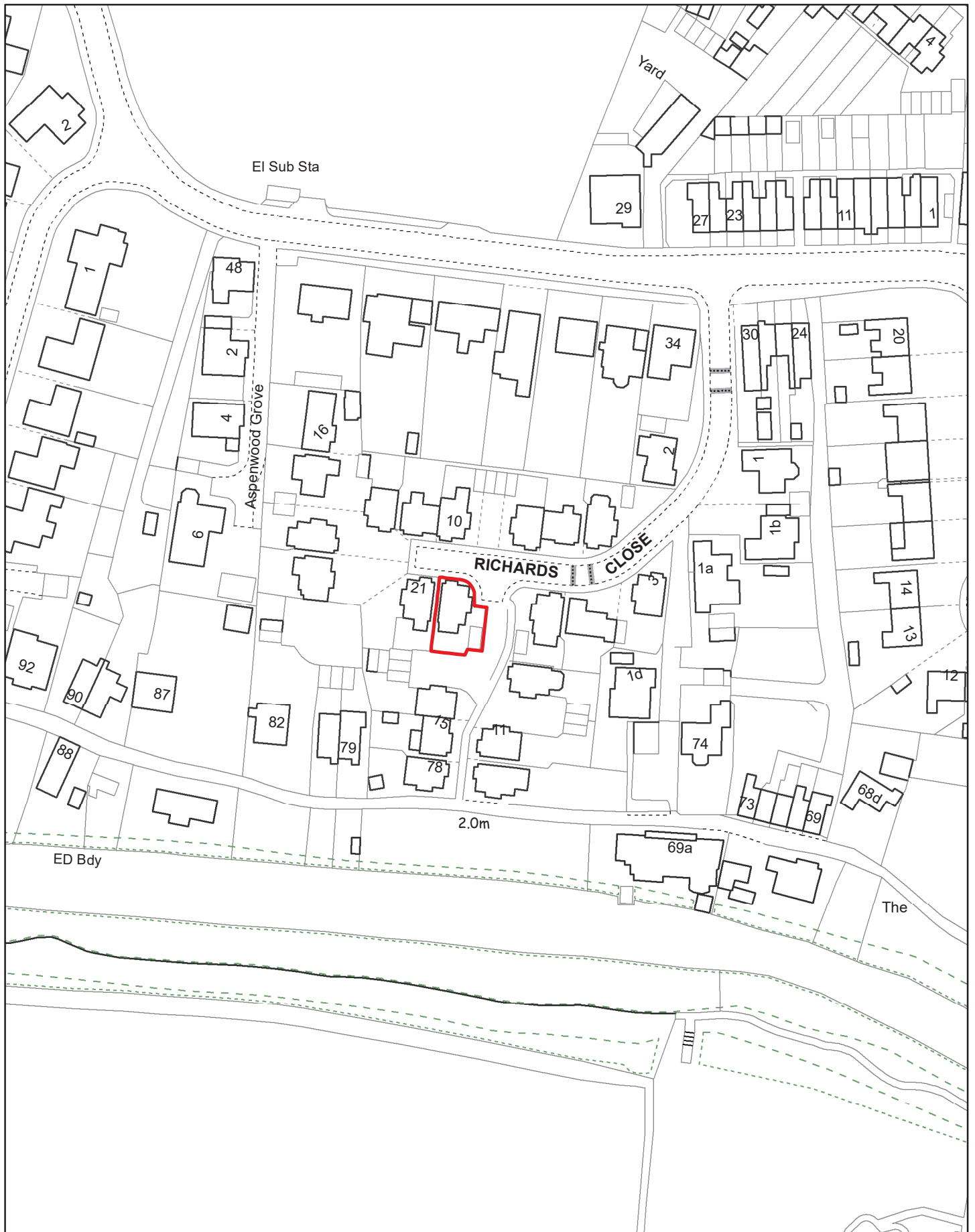
- 11.1. Policy LP16, seeks to ensure that the proposal is acceptable in design, residential amenity and highway safety terms. In addition, Policy LP2 states that development proposals should wherever possible help to reduce anti-social behaviour.
- 11.2. Given the above assessment, it is considered that compliance with the relevant policies within the Fenland Local Plan have been achieved subject to necessary conditions; accordingly a favourable recommendation is forthcoming.

12 RECOMMENDATION

Grant

The proposed conditions are as follows;

1	<p>The development permitted shall be begun before the expiration of 3 years from the date of this permission.</p> <p>Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby approved shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing prior to commencement of development.</p> <p>Reason - To safeguard the visual amenities of the area in accordance with Policy LP16 of the Fenland Local Plan 2014.</p>
3	<p>The development hereby permitted shall be carried out in accordance with the approved plans and documents.</p> <p>Reason - For the avoidance of doubt and in the interest of proper planning.</p>



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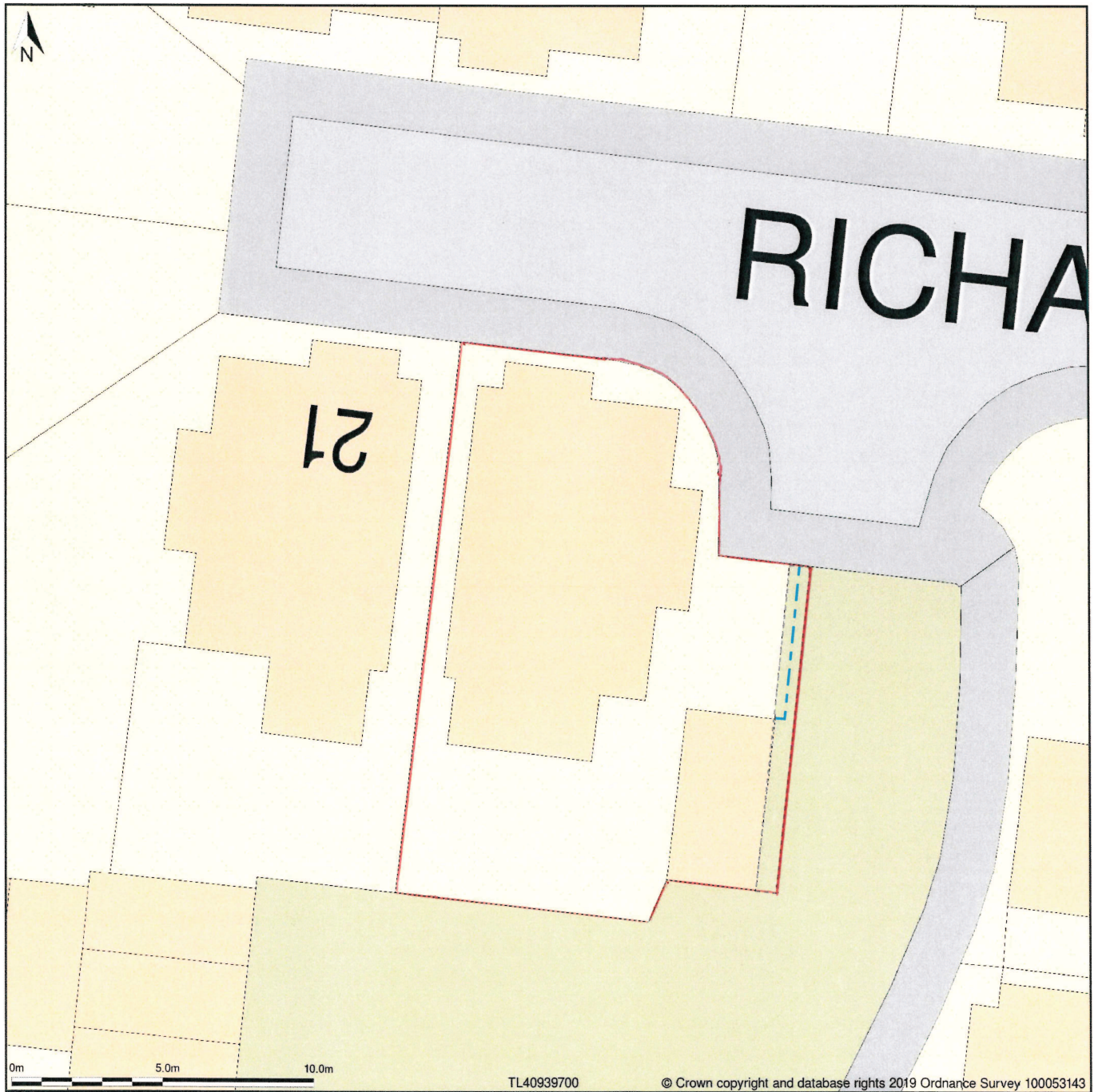
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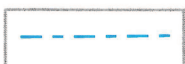
19, Richards Close, March, Cambridgeshire, PE15 8UH



Block Plan shows area bounded by: 540916.03, 296986.99 540952.03, 297022.99 (at a scale of 1:200), OSGridRef: TL40939700. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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