

Application Number: 21/10315 Full Planning Permission

Site: 270A CHRISTCHURCH ROAD, RINGWOOD BH24 3AS

Development: Replacement of hedge with fence

Applicant: Mr Wilson

Agent:

Target Date: 12/05/2021

Case Officer: Kate Cattermole

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the character and appearance of the area and street scene

This application is to be considered by Committee because contrary view with Ringwood Town Council and Cllr Jeremy Heron

2 SITE DESCRIPTION

The application site consists of a detached bungalow, situated at the junction of New Road with Christchurch Road, in the built up area of Ringwood; though the immediate area has a semi rural character forming the transition between the countryside and the urban development as the southern approach to Ringwood. Christchurch Road splits just north of the application site, going either side of a triangular grassed area, with the main part of the road (to the east of the green space) forming the main route to Sopley and the western section leading to Hampshire Hatches Lane and New Road. There is a mixture of types and periods of properties in the immediate area, and boundary treatments are varied predominately consisting of low fences and/or hedges, though the immediate neighbour to the north of the site (270 Christchurch Road) has a higher front boundary treatment consisting of a brick wall with panels of fencing along its frontage.

The application site is a detached hipped roof bungalow with garage and carport to the southern side of the dwelling which abuts the side boundary with New Road, whilst the main garden area is to the northern side of the dwelling. Currently the front boundary consist of a cross latticed fence with high conifer hedge behind the fence which spans the majority of the frontage of the site.

3 PROPOSED DEVELOPMENT

Close boarded fence to replace existing fence and hedge. The majority of the fence would be 2m in height to enclose the side garden area, but this would reduce to a metre in front of the existing bungalow.

4 PLANNING HISTORY

None relevant

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Policy STR1: Achieving Sustainable Development

Supplementary Planning Guidance And Documents

SPD - Ringwood Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

Refusal (4) Recommend refusal. The proposal would be out of keeping on this rural edge of the town and therefore contrary to the Ringwood Local Distinctiveness SPD that states that overall tall front boundaries should be avoided and, where they are acceptable they should be native hedgerows. There are also concerns about the environmental impact, particularly relating to nesting birds.

Ringwood Town Council, Ringwood Gateway

Observation on RE-CONSULTATION

Refusal(4) Recommend refusal. The hedge does not appear to be dying and Members felt that the proposal to replace a hedge with a 2m high fence (as amended) is not in keeping with the locality. The original comments are maintained:- "The proposal would be out of keeping on this rural edge of the town and therefore contrary to the Ringwood Local Distinctiveness SPD that states that overall tall front boundaries should be avoided and, where they are acceptable they should be native hedgerows. There are also concerns about the environmental impact, particularly relating to nesting birds."

7 COUNCILLOR COMMENTS

Cllr Jeremy Heron: the property is located on the edge of the town at a crucial point where it transitions from urban to rural. The removal of the hedge, and its subsequent replacement with a 2 metre wooden fence would heavily enforce the overall urbanisation of the area and have a detrimental impact on the environment and street scene.

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

1 Objection from Ringwood Local Society:

- support recommendation of refusal from Ringwood Town Council
- out of keeping with the street scene and character of the area
- hedge could be reinstated

Supporting statement submitted by applicant:

- Hedge dying and does not provide security or privacy
- Need safe and secure area for young children to play
- replacing the hedge not viable option as would not provide security required
- existing hedge will be removed by a tree management company and would be undertaken to ensure undertaken in an environmentally friendly way and at a time when would not disturb nesting birds.

10 PLANNING ASSESSMENT

Principle of Development

Amended plans have been accepted that reduce the length of the 2m high fence from 18m to 12.375m, with the remainder of the length of the boundary sloping down to a metre in height in front of the existing bungalow.

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

Impact on character and appearance of area and street scene

Amended plans have been accepted that reduce the length of the 2m section of fence, which would be reduced in height to 1m in front of the existing bungalow, allowing the dwelling to be visible and contribute to the street scene, whereas currently this is screened by the existing hedge.

The existing hedge along the boundary with Christchurch Road is approximately 2.5m in height, and the applicant has advised that it is dying. The proposed fence would replace this, and though it is accepted that this would be a harsher boundary treatment than the existing hedge it would be lower. Furthermore, it would be read within the context of the front boundary treatment at the neighbouring property 270 Christchurch Road.

As identified above, the site is on the southern approach to Ringwood, and forms a transition from the countryside to the built up area. Even though there is a semi rural character to the immediate area this is mainly contributed to by the dwellings on the eastern side of the road, whereas the application site is on the edge of more suburban development. Together with its set back from the main section of Christchurch Road, this reduces its contribution to the semi rural character of the area.

By virtue of the layout of the site, the main amenity area is to the side of the dwelling and it is a reasonable expectation of the occupants to have a degree of privacy to this part of the property. There is no dispute that the loss of the hedge is regrettable and does not strictly conform with the requirements as set out within the Ringwood Local Distinctiveness which seeks to retain the character of the area by retaining hedgerows, and discouraging overly tall boundary treatments. However the removal of the hedge cannot be controlled by the Planning Department and the amendment is considered an acceptable compromise (especially when compared to the original proposal) balancing the rights to privacy of the applicants and the impact on the character and appearance of the area and street scene.

The applicant has advised that the hedge removal would be outside the nesting period.

11 CONCLUSION

For the reasons given above, it is considered that the proposed development is acceptable and accords with the Government advice contained with the National Planning Policy Framework (2019) and other Local Plan policies. Permission is therefore recommended.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

- Site Plan as deposited with the Local Planning Authority on 26 April 2021
- Front Elevation Plan as deposited with the Local Planning Authority on 26 April 2021
- Location Plan as deposited with the Local Planning Authority on 18 March 2021

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

June 2021

270A CHRISTCHURCH
RINGWOOD
BH24 3AS
21/10315

Scale 1:1250

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scale.

