

Application Number: 21/10333 Full Planning Permission

Site: 2 BROOKSIDE ROAD, BRANSGORE BH23 8AW

Development: 1.9m high boundary fence (Retrospective)

Applicant: Mrs Guerrini

Agent:

Target Date: 14/05/2021

Case Officer: Jacky Dawe

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 of contrary view with Bransgore Parish Council.

2 SITE DESCRIPTION

The application site falls within the Built up Area. Situated on a prominent corner position on a busy through road, Derritt Lane, which mostly retains its rural history. On the opposite side of the road is the National Park boundary, an area of paddock land with a post and rail fence.

Due to the siting of the existing dwelling set back from the corner of both roads, the main garden area lies forward of the property with little rear amenity space.

In terms of the wider context, the site lies on the edge of an established residential area, with a semi rural feel, the boundary treatments are mixed but mainly hedgerows, there are a few examples of around 1.8 metre high close board fence in the near vicinity.

3 PROPOSED DEVELOPMENT

A side boundary fence, with open horizontal slats.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
05/85867 Increase roof pitch to 45 degrees (Amendment to Planning Permission 83659)	10/11/2005	Granted Subject to Conditions	Decided
05/83659 Attached garage	03/03/2005	Granted Subject to Conditions	Decided
XX/RFR/13399/1 Bungalow and garage with construction of access.	21/10/1971	Granted	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Bransgore Parish Council

PAR 4 Refusal: The height of the fence and the design of the metal frames are out of keeping with the area.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 10

- improvement to leylandii
- in keeping
- aesthetically pleasing, now able to pass easily
- high quality
- attractive, on this busy road
- leylandii neglected and overgrown, obstructing path
- visibility to this corner now improved
- less rubbish thrown in the hedge

Against: 2

- replaces 80's hedge
- harsh, should remain open, too close
- should be set back with beech hedge in front
- stark
- landscaping will take 10 years to mature
- others refused, require consistent stance

10 PLANNING ASSESSMENT

Principle of Development

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.

Design, site layout and impact on local character and appearance of area

A small rear amenity space due to the positioning of the bungalow to the rear of its corner plot has resulted in an attempt to create further amenity space

Google street clearly shows a previous unkempt leylandii hedge in the position of the side boundary fence, whilst there is no dispute that the loss of any hedge is regrettable and ideally would look to retain the semi rural character of the area, by retaining hedgerows, especially in such close proximity to the NPA. However its removal cannot be controlled by the Planning Department.

The neighbour number 1 Brookside on the opposite corner has a 1.8m high close board fence with concrete posts which runs parallel with the pavement is also shown on google street since 2008.

This fence although 1.9m in height, with its open slat feature is a softer form of enclosure, which allows light to travel. It is clear that the fence height is determined by the need to enclose the limited private amenity space to protect the privacy and security of this amenity space from the public realm.

The fence stops short of the corner where a beech hedge has been planted to finish the side boundary and continues to the front, the fence and beech hedge are in the same position as the previous hedge leaving the public amenity space open.

In assessing the effect on the character and appearance of the area, the fence will result in some harm to the character of the area, given its 'newer' appearance, however it is of an open nature and does not run the full length of the side boundary, the planting of the copper beech hedge, will soften the fence further.

It is considered that there would be no demonstrable harm to the character of the area and a reason for refusal will not be substantiated on appeal.

It is not considered that in granting consent would set a precedent because each application should be judged on its own individual merit and no two sites are identical. As such, should other applications be submitted for close boarded fencing, the Local Planning Authority will still have the ability to consider the visual impact.

Highway safety, access and parking

The fence along the side boundary, which is set back from the corner, where a beech hedge has been planted and follows round to the front boundary, would not result in any material or greater impact on visibility and as such, it is considered that the proposal would not result in any significant harm to public highway safety.

Residential amenity

The proposal has been carefully assessed on site. Due to the spatial characteristics of the application site and the adjacent properties, the design of the proposed development, its location and positioning in relation to the common boundaries and the neighbouring properties, the proposal would not cause unacceptable effects on the privacy, light and outlook available to the adjacent neighbours.

Biodiversity and Ecology

Householder developments are not exempt from the requirement to deliver biodiversity net gain as part of development. However, in proportion to the scale of the development, they can deliver features that will be valuable to wildlife and enhance local biodiversity. Additional planting of native species of shrubs and trees and the addition of bird boxes should be considered as a proportionate measure to address biodiversity net gain.

11 CONCLUSION

For the reasons given above, careful consideration has been given. The fence is to enclose private amenity space, not a front entrance, and unfortunately the removal of the hedge cannot be controlled by planning.

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice and the views of consultees and interested 3rd parties.

On this occasion it is considered that the development accords with the local development plan for New Forest District and that the issues raised are not so significant as to warrant a refusal of planning permission. Therefore conditional permission is recommended.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

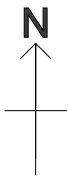
1. The development permitted shall be carried out in accordance with the following approved plans:

SITE LOCATION PLAN
BLOCK PLAN
ELEVATION PLAN= 001 REV B

Reason: To ensure satisfactory provision of the development.

Further Information:

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NFDC



New Forest DISTRICT COUNCIL

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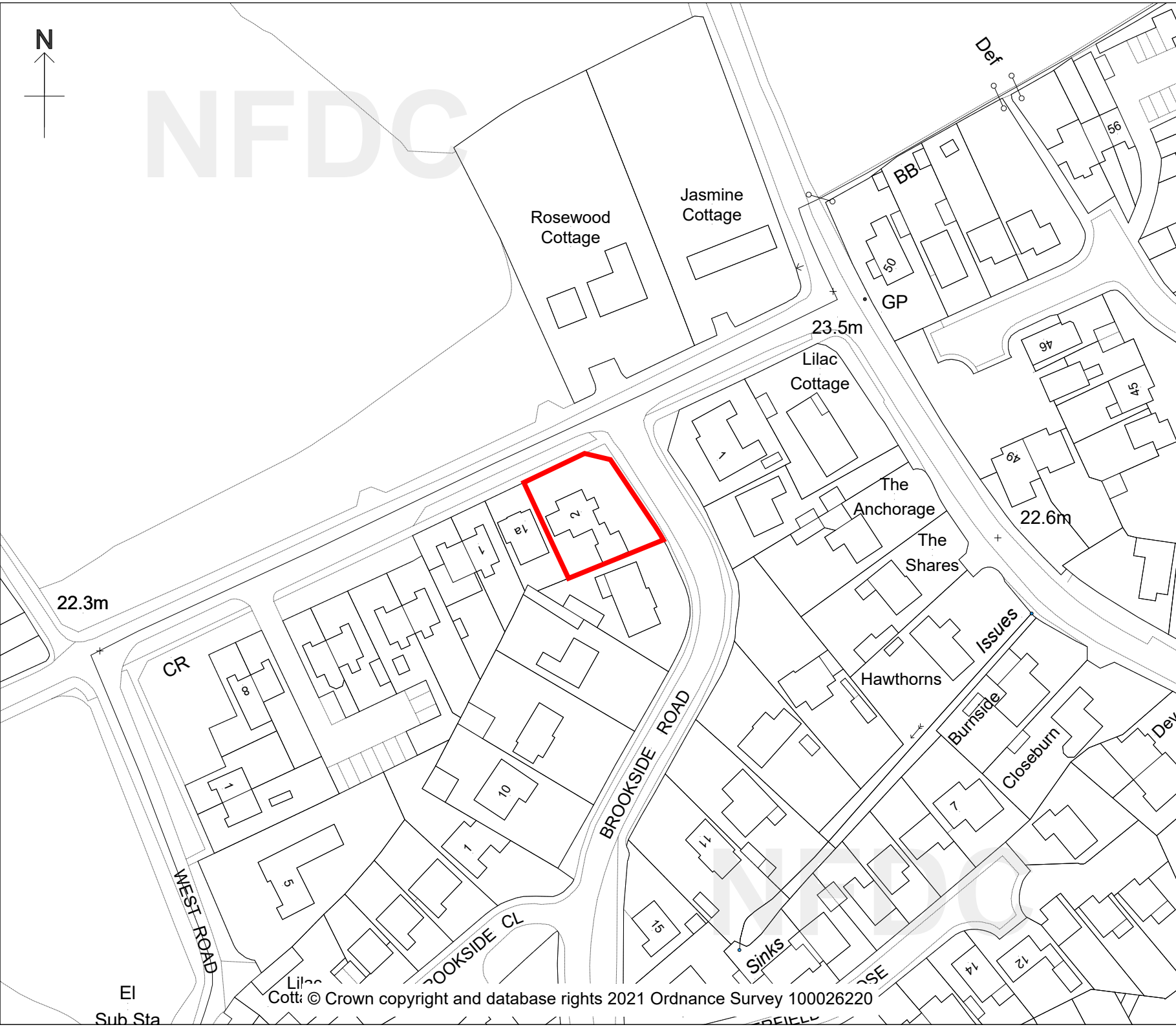
PLANNING COMMITTEE

June 2021

2 BROOKSIDE ROAD
BRANGORE
BH23 8AW
21/10333

Scale 1:1250

N.B. If printing this plan from the internet, it will not be to scale.



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