DELEGATED DECISION REPORT

SMD/2017/0310 **Valid 10/05/2017**	**18 WALLFIELD CLOSE** **UPPER TEAN**	**EXTENSION OF FENCE ALONGSIDE THE PUBLIC FOOTPATH** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site is within the developed area of Upper Tean and lies to the west of the centre of the village. It comprises a detached dwelling on a corner plot by the bend in the road. The site is within a housing estate of mainly semi-detached houses and a few detached houses built in 1970's.

PROPOSAL

The application is to move an existing front-facing fence (about 1.8 metres in height) at the side of the house, forward by 2.5 metres (towards the road) and placing a connecting fence along the side boundary (also 2.5 metres) to bridge the gap to an existing side boundary wall/railings that runs rearwards towards the rear bounday of the property, resulting in an enlarged enclosed garden to the side of the house.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No relevant recent applications.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: 16.6.17
Press Advert: N/A

Public Comments

One letter of objection has been received from a local resident who considers the proposal out of keeping within the open plan estate and that visibility of the road for drivers would be blocked at the bend. Moreover no businesses are suppose to operate from the Wallfield Close, however it is well on its way to becoming a trading estate. Vehicles current park on the pavement.

Town / Parish Comments

None.

OFFICER COMMENTS

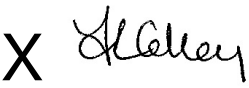
Although the housing estate is generally open plan in nature, there are other side boundary fences on corner plots elsewhere on the housing estate. Although these are not directly adjacent to the footway, there is an existing wall/railings structure to the side of the dwelling along the boundary line and the proposed fence extension by 2.5 metres along the side boundary, a relatively short distance, would not project any further forward of the front wall of the house. Therefore, the front garden would remain open and unenclosed in appearance despite being reduced in size. I therefore do not consider the open character and appearance of the area would be significantly harmed by this proposal. The comment from the objector regarding highway safety is noted. However, the proposed fence would not enroach onto the pedestrian footway and vehicle speeds are low on this end of cul-de-sac residential street. It is not considered the current level of highway safety would be significantly worsened by this proposal. Other comments regarding businesses operating along the road are not a material consideration in this applcation.

CONCLUSION / PLANNING BALANCE

The proposal would not significantly harm the character and appearance of the area.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 3.7.17

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council