

DELEGATED DECISION REPORT

SMD/2023/0178
Valid 26/04/2023

38 BASNETTS WOOD
ENDON

**RETROSPECTIVE PLANNING
APPLICATION FOR THE
ERECTION OF A BOUNDARY
FENCE ON THE TOP CORNER
OF BASNETTS WOOD.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- ☐ Principle of development;
- ☐ Design and visual impact;
- ☐ Residential amenity.
- ☐ Highway Safety .

DESCRIPTION OF SITE

The application site is 38 Basnetts Wood Road Endon. A detached suburban bungalow inside the development boundary for Endon. The road bends where the dwelling is located and it is located on the inside of a corner. The site and the road slopes down north to south.

PROPOSAL

Retrospective planning permission is sought for the retention of a boundary fence erected onto of an existing wall and retention of the pillars provided. The wall / fence stretches down the side of the house, a distance of approximately 33m. The fence is in the form of horizontal strips. The original wall is variable in height being less than 1m tall the fence adds approximately 750mm on to the high. There are 8 pillars which varying in height with the wall and fencing having a maximum height of 1.8m, but lowering to 1.4m due to level changes across the site.

For the purposes of planning policy consideration the application site is located within a large village.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

- SS1 Development Principles
- SS8 Larger villages Areas Strategy
- SD1 Sustainable Use of Resources
- DC1 Design Considerations
- National Planning Policy Framework
- Supplementary Planning Guidance
 - Space About Dwellings
 - Design Principles for Development in the Staffordshire Moorlands: New

Dwellings and Extensions to Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 25 June 2023.

Neighbour consultation period ends: 9 June 2023

Public Comments:

1 Objection:

Not keeping with semi rural area.

Harms views especial when vegetation losses leaves.

Road safety danger

Further fencing will follow.

2 other responses:

Excellent Job.

Improves aesthetic of street.

7 responses of support

Enhances property

Provides Privacy

Parish Council:

A complaint was raised in so much a fence had been constructed around the dwelling boundary between brick piers without planning consent. A subsequent retrospective application has been made to SMDC to retain the said fence. I didn't have a real objection first time round but agree that a message is sent out demonstrating that people must apply for consents where they are obligated to do so. Now that the applicant is applying for formal consent I feel the fence, not being obtrusive, **should be considered for approval**. To date the applicant has local letters of support and no objections."

SCC highways

It is considered the fence does not cause a severe impact on the local highway network or a significant safety issue and therefore I have no objection (SMD/2023/0178).

Note to Planning Officer:

Vehicle numbers and speeds at this location are low. There is no requirement to secure visibility out of the private driveway onto an unclassified road. However, it is noted fence panels have not been erected on the sections of wall either side of the driveway which will maintain visibility.

Severn Trent Water.

Indicate there may be unmapped swearers on the site. As application retrospective no action needed.

OFFICER COMMENTS

Principle of Development

The application site is located within the boundary of the larger village of Endon and outside the Green Belt. Consequently there are no objections 'in principle' to the development subject to all other material planning considerations being satisfied. In this instance the matters to consider are the design and visual impact, neighbour amenity and highway safety.

Design / visual impact

The fence / pillars are a maximum of 1.80m tall. The bricks match those of the brick found on the dwelling and therefore compliment the character of the house. The fence is constructed of an unusual horizontal hit and miss form and may be custom made. For sections the wood of the fence has been bent to match the curve of the wall. The comments of the objector are noted.

However, the form of the fencing and walling is seen as acceptable design of fencing.

The additional mass of the fencing / pillars has an effect on the character of the street scene. The character of the road is varied with a significant number of different types of boundary treatment. While the majority have a very low wall there are other properties which have walls roughly 1.5m high (the wall opposite), others have substantial hedge and another has a 1.8m (approx.) high wooden fence, in this case the house backs on to Basnetts Wood Road and its fence provides screening for the house rear garden private amenity space. It is the fencing panels which are visually apparent due to their colour, however on balance, given the variety of other forms of boundary treatment, it is considered that the retention of the fence and brick piers are acceptable.

The house is located on the inside of the bend and so the effect on the street scene is more limited.

Overall the design / mass is considered to have a neutral effect on the street scene.

Residential amenity

The house is located in a suburban setting with a row of houses down each side of the road.

The fence wall will be directly opposite the house on the opposite side of the road approximately 20m away and these dwellings are located significantly higher than

the base of the wall. It is not considered to cause any significant harm to the amenity of the neighbours.

The fence wall will provide significant levels of privacy for the application property, particular to the side garden area of the property. The fence will screen the side of the application property which has side facing bay windows which are approximately 7.0m from the back of the footpath. Further the only substantial private amenity space that the application property enjoys is at the rear of it , which is side on to the road with only a low wall providing no visual screening of the area from the road. Now this space enjoys some degree of privacy which creates a significant improvement in the residential amenity.

The extensions will cause no significant effect on the amenity of the neighbouring properties but will improve those of the application property.

Highway Safety

The property is located on Basnetts Wood/ Hazelwood Road, a D classified road (Road No. D1227) subject to a 30mph speed limit. The roads serve residential properties and have footways and streetlights.

The fence does not interfere with the visibility of cars manoeuvring around the corner and it is noted that the fence panels have not been installed to restrict the visibility splay from the applicants own driveway. The highway authority does not object to the development, commenting that the development does not cause a significant highway safety issue, and indicating that the traffic volumes on the road are low.

Therefore it is considered that the proposal does not cause any significant harm to the highway safety.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above it is recommended that the application is approved subject to conditions relating to plans.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Alan Lynch

Recommendation Date: 12/07/2023

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council