

## **Application for Determination**

<b>Parish</b>	Wroxham		
<b>Reference</b>	BA/2012/0224/FUL	<b>Target date</b>	4 October 2012
<b>Location</b>	Campbell Cottage, Beech Road, Wroxham		
<b>Proposal</b>	Proposed front boundary fence and gate		
<b>Applicant</b>	Mr Tom Rose		
<b>Recommendation</b>	Approve subject to conditions		
<b>Reason for referral to Committee</b>	Objection received.		

### **1 Description of Site and Proposals**

- 1.1 The application site is a dwellinghouse. Campbell Cottage situated on the northern side of Beech Road, Wroxham. The site is within the Wroxham Conservation Area and the substantial two storey dwelling which sits in a large curtilage was one of first phase of 'select' Edwardian houses to be built on Beech Road. The curtilage has been subdivided and a new dwelling has been built immediately to the east.
- 1.2 The site is served by two entrances from Beech Road which sweeps around a treed lawn area to the front of the dwelling. The entrance to the west has large red brick pillars and a mixed hedge of decreasing density lines the road boundary towards the second opening at the eastern corner of the site. A low metal post and wire fence runs in front of the hedge but is largely obscured by the hedge. Mature trees stand immediately to the rear of the hedge screening the dwelling from the road. The boundary to the new dwelling to the east is an establishing laurel hedge and the lower height of this boundary combined with the decreasing hedge height and density along the road and open access to the application site in the eastern corner makes this aspect more open than that to the west and clearer views of the dwelling can be gained.
- 1.3 The application proposes the erection of a front boundary fence and gate. The fence would be constructed of 2 metre wide vertical close boarded timber panels between posts at a total height of 1.8 metres. It would extend from behind the eastern gate pillar at the western access to the site, behind the roadside hedge to the eastern access where a five bar timber gate would enclose this access. A further fence panel would complete the boundary to join the hedge to the east.

- 1.4 The fence panels and gate would be in timber and the gate would have a natural preservative finish. The proposed finish of the panels and materials and finish of the posts and gravel boards have not been provided.

## **2 Site History**

In 2007 an application for alterations and extensions to the dwelling was approved (BA/2007/3203/HISTAP).

In 2010 planning permission was granted for the erection of a triple garage to include a gardener's toilet and bin store (BA/2010/0133/FUL). This was approved and the development has recently been completed.

## **3 Consultation**

*Broads Society* – No objections.

*Parish Council* - Object to the application. Consider it a breach of the Conservation Area and to allow this would set an unfortunate precedent that could lead to more fencing and a loss of traditional hedge boundaries changing the character of the access road and the Conservation Area.

*District Member* – No response.

Highways Authority – No objection subject to recommended condition requiring gates to be hung inwards and set back 3 metres from near edge of carriageway.

## **4 Representations**

No representations received.

## **5 Policies**

### **5.1 Broads Core Strategy adopted September 2007**

[Core Strategy \(Adopted Sept 2007\).pdf](#)

CS1 – Landscape.

### **5.2 Development Management Policies DPD adopted November 2011**

[DMP DPD - Adoption version.pdf](#)

DP2 – Landscape and Trees

DP4 – Design

DP5 – Historic Environment.

### **5.3 National Planning Policy Framework**

## 6 Assessment

- 6.1 Firstly, the principle of erecting a new boundary fence and gate in this location must be considered and if this is considered acceptable then the design, scale, form and materials of the proposed fence and gates must be assessed and the impact on the character and appearance of the dwelling and Conservation Area, impacts on trees and the amenities of adjoining occupiers must be assessed.
- 6.2 In terms of principle, there is no objection to the creation of a hard boundary treatment to the dwelling. The character of Beech Road changes as you travel eastwards. At the western end the character is more mixed and whilst there is preponderance of hedges, some are fronted by fences and entrances to newer properties are marked by large brick pillars and gates. Further eastwards, hedges are the sole form of boundary and the tree cover increases to give an increasingly leafy and rural character. Given the context of the boundary treatments immediately surrounding the application site there is therefore no objection in principle to the provision of a fence as a boundary treatment.
- 6.3 The fence, by virtue of its height, solid form and position adjacent to the highway, would have a high visual impact. The retention of the existing hedge is welcomed and whilst this would largely screen the western end, the fence would be clearly visible at the eastern end where the hedge would not provide any significant screening or softening of the visual impact. To lessen the impact and break up the visual mass of the fence, the hedge could be reinforced and the height could be decreased towards the proposed gate. These suggestions have been made to the applicant's agent but have not been adopted. The five bar gate would retain some of the more open character around the eastern corner.
- 6.4 The finish of the panels, posts and gravel boards could help assimilate the fence into the wooded background, or could exacerbate its appearance, for example concrete posts and gravel boards would have a more suburban appearance that would not be considered appropriate. Should planning permission be granted, these items would need to be agreed by condition.
- 6.5 The Conservation Area Character Statement recognises that on the north side of Beech Road, from Campbell Cottage eastwards, the houses are set well back from the road behind dense shrubs and trees which enclose the road and 'impart an attractive leafy character'. It is considered that the sense of enclosure increases to the east to the site and is not as strong adjacent to Campbell Cottage, however the proposal would detract from the leafy character by introducing a hard feature. The Parish Council's concerns in this respect are also appreciated and should permission be granted, it is considered necessary for a condition requiring retention of the hedge to be appended. Whilst it is considered that the visual impact of the fence could be lessened, the development as proposed is not considered to be adversely effect the Conservation Area as a whole.

- 6.6 The insertion of the fence posts would require excavation up to 0.6 metres deep within the root protection area of a number of trees. It is proposed that the holes would be hand dug and roots of more than 25mm will be avoided. The western end of the fence would be amongst a dense area of low tree branches and it is considered that some pruning may be necessary to facilitate construction and prevent damage to the trees. However, the agent considers the work can be completed without any tree pruning and none is proposed. Separate consent for works to trees would be needed should permission be granted and pruning were found to be necessary at a later date. The full impact of the proposal on the trees cannot be assessed on the basis of the information submitted and further information and a method statement would need to be submitted and agreed by condition should permission be granted.
- 6.7 In terms of amenity, it is not considered that the introduction of a fence and gate would result in any unacceptable impacts.
- 6.8 In assessing this application it has come to light that the approved access arrangements for the neighbouring dwelling to the east (BA/2008/0277/FUL) involved sharing the existing eastern highway access point at Campbell Cottage with a new driveway splitting off from this to the northeast. Instead, a new access point to this new dwelling direct from Beech Road has been created and this matter shall be investigated separately. The proposed fence and gate would interfere with the approved access for the neighbouring dwelling, but would not prevent a shared access being created.

## **7 Conclusion**

- 7.1 In principle, the erection of a boundary fence and gate here are acceptable. It is not considered that the height and form of the proposed fence, combined with the incomplete hedge to be retained to the front, represent the optimum solution for this site, but it is not considered to significantly diminish the informal, leafy character of this part of the Conservation Area or the character and appearance of the Conservation Area as a whole to such a point that would justify a refusal of planning permission. Insufficient information has been submitted to fully assess the impact of the proposal on the adjacent trees; however, it is considered that this can be satisfactorily covered by condition.

## **8 Recommendation**

- 8.1 Approve subject to the following conditions:
- Standard time limit.
  - In accordance with submitted plans.
  - Finish of fence panels and materials and finish of fence posts and gravel boards to be agreed.

- The existing hedgerow along the south (road) boundary shall be retained and maintained, at a minimum height of 1.8 metres from ground level for a period of not less than ten years from the date of this permission.

## 9 Reason for Recommendation

- 9.1 The proposal is considered to be in accordance with Policies DP2, DP4 and DP5 of the adopted Development Management Policies DPD (2011), Policy CS1 of the adopted Core Strategy (2007) and the National Planning Policy Framework (2012).

Background papers: Application File BA/2012/0224/FUL

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List of Appendices: Appendix 1 – Location Plan

## APPENDIX 1

