

ITEM NO:

Application No.

17/00341/FUL

Site Address:

Ward:

Warfield Harvest Ride

Date Registered:

22 March 2017

Target Decision Date:

17 May 2017

**13 Priory Lane Warfield Bracknell Berkshire RG42
2JU**

Proposal:

**Erection of a 1.8 metre high close boarded fence to front of
property. (Retrospective)**

Applicant:

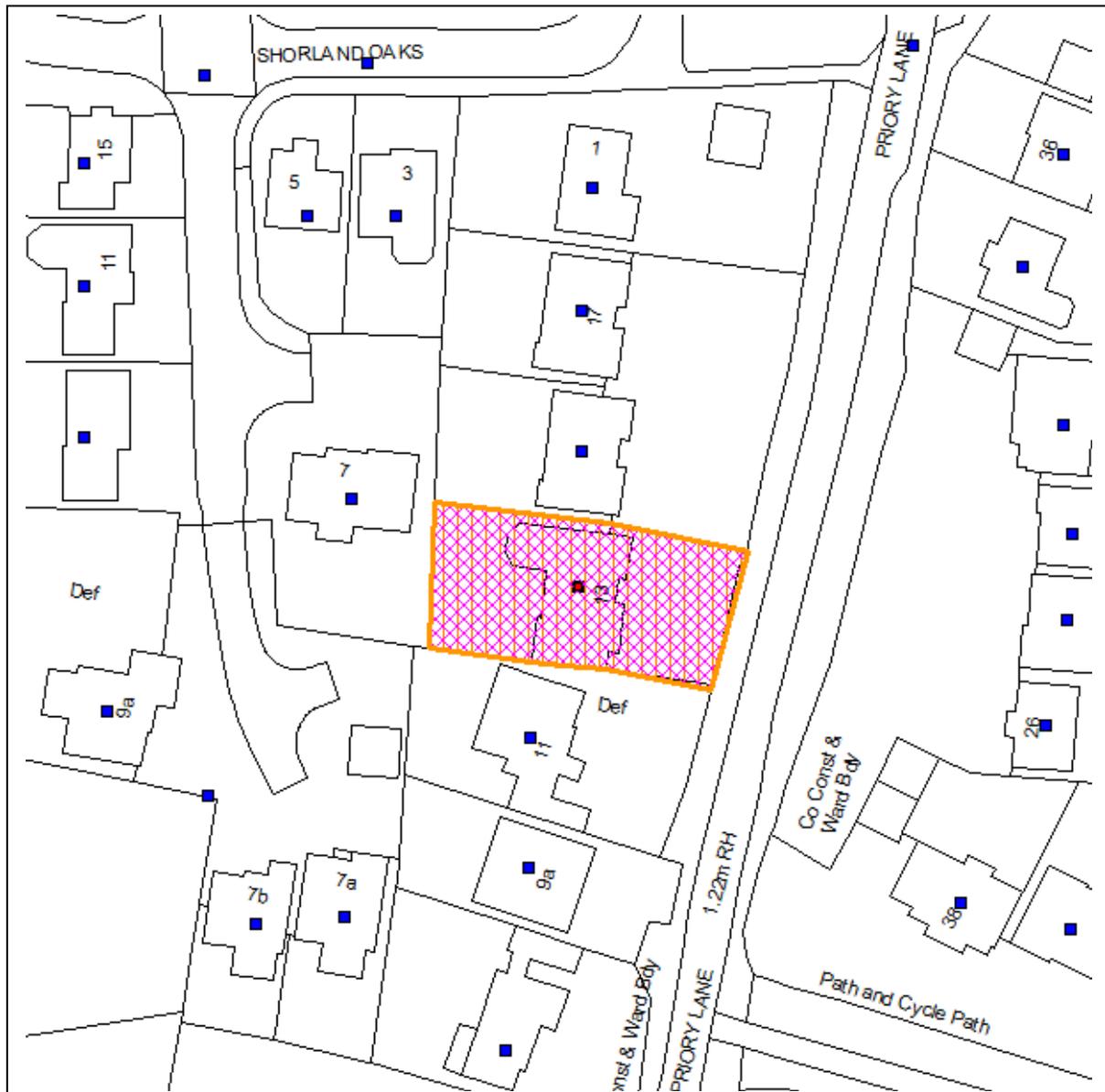
Mr Eric Neilson-Newman

Agent:

Mr Philip Rowden

Case Officer:

Shannon Kimber, 01344 352000

development.control@bracknell-forest.gov.uk**Site Location Plan** (for identification purposes only, not to scale)

OFFICER REPORT

1. SUMMARY

- 1.1 Retrospective planning permission is sought for the erection of a 1.8 metre high, timber fence to front of property. Further proposed development includes the planting of a hedge to the front of the fence.
- 1.2 It is considered that the development is acceptable in principle and would not result in an adverse impact on the residential amenity of the neighbouring occupiers or on highway safety. The impact of the development would not be so detrimental on the character and appearance of the host dwelling or surrounding area as to warrant a refusal.

RECOMMENDATION

Planning permission be granted subject to conditions in Section 11 of this report

2. REASON FOR REPORTING APPLICATION TO COMMITTEE

- 2.1 The application is to be considered by the Planning Committee as more than five objections have been received.

3. PLANNING STATUS AND SITE DESCRIPTION

PLANNING STATUS

Within settlement boundary

Within area H of the Bracknell Study Area Character Area Assessments SPD
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- 3.1 13 Priory Lane is a two storey, detached dwelling located to the west of the highway. This is parking available to the front of the dwelling. The surrounding area is predominantly residential.

4. RELEVANT SITE HISTORY

- 4.1 Relevant planning history can be summarised as follows:
- 618313
Outline application for erection of 3 detached dwellings (Plots 1, 2 & 3). Affects 13, 15 and 17 Priory Lane Warfield
Approved 1993
 - 619266
Reserved matters for siting, design, external appearance and landscaping pursuant to outline permission 618313 for erection of one dwelling. (Affects 13 Priory Lane Warfield)
Approved 1993

5. THE DEVELOPMENT

- 5.1 The hedge to the front of 13 Priory Lane has been removed and replaced with a 1.8 metre high, domed topped, timber fence. The fence is a domestic style with a chevron weave panel. It extends for 14.3 metres along the front boundary of the residential curtilage and the highway verge.
- 5.2 The development has been amended during the course of planning application. The fence would be stained a dark brown colour. It is also proposed to plant a hedge to the

front of the fence, screening it from the highway with a mixture of Hawthorn and Holly, both native species.

6. REPRESENTATIONS RECEIVED

Warfield Parish Council:

6.1 Binfield Parish Council commented on the application and recommend refusal for the following reasons:

- The fence out of keeping with the area;
- The removed hedgerow should have been retained under application 619266 (please see planning history section (4));
- The property has a shared access way so no additional security is delivered by the fence.

Other Representations:

6.2 Objections were received from 9, 10, Augusta (16), 22, 26 and 30 Priory Lane. These comments have been summarised below:

- The fence erected is not in keeping with the lane. It has spoilt the visual impact and outlook of what has been an attractive lane. The mature hedgerows and protected trees gives Priory Lane it's defining appearance and also provides habitat for a very wide range of birds and other wildlife. The lane is classified as 'Ancient Highway' and is of historical importance. It is noteworthy for the abundance of natural hedgerow along the whole length of the lane and its removal has a negative impact on the streetscene.
- The historic planning restriction should be adhered to, this development contravenes it. In the past there has been objections made in relation to new housing developments over the number of access points that would result in the removal of hedgerows onto Priory Lane. Bracknell Forest Council agreed and made a stipulation that the number of breaks in the hedgerow be minimised to retain the character of the lane.
- The applicant states it is for added privacy and security, this is substantiated as the original hedge provided screening and privacy. Security has not been improved as you can still walk around the fence. There is no through road so there is minimal traffic. Privacy is limited when the dwelling has a shared drive.
- If such boundary treatment were allowed, it would set a precedent and would open up the possibility of other residents removing the natural hedgerow and erecting a range of different styles of enclosure. This would fundamentally alter the character of Priory Lane. This would have a significant negative impact on the local ecology.

[Officer Note: The impact of the fence on the character and appearance of the surrounding area is assessed in section b of the following report. Whilst there is a restrictive condition relating to enclosures to the front of the application site, this does not prohibit applications to remove or vary conditions.]

6.3 No other representations were received from neighbouring properties.

7. SUMMARY OF CONSULTATION RESPONSES

7.1 No statutory consultations were carried out; however informal discussions were held with the Tree Service and the Landscape Officer.

8. MAIN POLICIES AND OTHER DOCUMENTS RELEVANT TO THE DECISION

8.1 The primary strategic planning considerations applying to the site and associated policies are:

	Development Plan	NPPF
General policies	CS1 and CS2 of the CSDPD	Consistent
Design	CS7 of the CSDPD,	Consistent
Amenity	'Saved' policy EN20 of the BFBLP	Consistent
Trees	'Saved' policy EN1 of the BFBLP	Consistent
Supplementary Planning Documents (SPD)		
Bracknell Forest Borough Design Supplementary Planning Document 2017		
Bracknell Forest Borough Character Area Assessments Supplementary Planning Document 2009		
Bracknell Forest Borough Streetscene Supplementary Planning Document 2011		
Other publications		
National Planning Policy Framework (NPPF)		
Bracknell Forest Borough Policies Map (2013)		

9. PLANNING CONSIDERATIONS

9.1 The key issues for consideration are:

- i. Principle of Development
- ii. Impact on Character and Appearance of Surrounding Area
- iii. Impact on Residential Amenity
- iv. Tree Implications
- v. Community Infrastructure Levy

i. Principle of Development

9.2 13 Priory Lane is located within a defined settlement as designated by the Bracknell Forest Borough Policies Map. Due to its location and nature, the proposal is considered to be acceptable in principle and in accordance with CSDPD CS1 (Sustainable Development), SC2 (Location Principles) and the NPPF subject to no adverse impacts upon character and appearance of the host dwellinghouse and surrounding area, residential amenities of neighbouring properties, health of protected trees etc. These matters are assessed below.

ii. Impact on Character and Appearance of Surrounding Area

9.3 The application site is located within Area H of the Bracknell Study Area Character Area Assessments SPD. Area H is rural in character and has remnants of Victorian development, it is in contrast to the surrounding New Town character. Open countryside is less than 100 metres to the north of this area. The majority of boundaries are lined by high hedges and mature tree planting. There is consistent boundary treatment and alignment of the hedges. These hedges define the character of Priory Lane and should be retained.

9.4 Hedgerows form part of the soft landscaping of an area. The Streetscene SPD sets out the importance of soft landscaping as it informs character and has significant environmental benefits. Due to the number of hedgerows fronting Priory Lane, they form a contiguous corridor which is of significant value to wildlife.

9.5 The Design SPD states that frontages should be designed to create a streetscene with a distinctive character that relates to the context of the area. The character of this area is predominately formed by landscape and boundary treatments. The removal of the

hedgerow to the front of property, albeit 14.3 metres of a 350 metre long road, erodes the character of the area. However, the planting of a hedge of native species has been agreed as part of this planning application that, once established, would maintain the character of the area, and therefore it is recommended that the hedge is secured by condition.

- 9.6 It is acknowledged that there are examples of other boundary treatments within the streetscene. These are mainly post and rail style fences, set in front of an existing hedgerow. With time, the proposed hedge to the front of the fence at number 13 would screen the fence from the highway. As such, it would have less significant impact on the character of the area.
- 9.7 The character of Priory Lane is overwhelmingly verdant; the natural wood fence is prominent and incongruous. The proposed hedge would contribute to the verdant character. A soft landscaping scheme has been submitted. The proposed hedge would comprise of a mixture of hawthorn and holly, both native species. In addition, the holly would be evergreen, and would aide to screen the hedge during the winter months.
- 9.8 Subject to the suggested conditions, the proposal would be in line with CSDPD Policy CS7, 'Saved' BFBLP Policy EN20, and the NPPF.

iii. Impact on Residential Amenity

- 9.9 Due to the nature and scale of the development, it has a minimum impact on the residential amenities of the occupiers of the neighbouring dwellings.
- 9.10 As such, the development is not considered to affect the residential amenities of neighbouring properties and is in accordance with 'Saved' policy EN20 of the BFBLP and the NPPF
- 9.11 Therefore the proposed development would be acceptable in line with 'Saved' BFBLP Policy EN20.

iv. Tree Implications

- 9.12 There are several trees close to the application site which are protected by a Tree Preservation Order. These include an oak tree (TPO 557A T1) to the front of the neighbouring property to the south, 11 Priory Lane, another oak (TPO 184 T1) to the front of the neighbouring property to the north, 15 Priory Lane, and a further two oaks (TPO 184 T8 and T9) on the opposite side of Priory Lane to the application site.
- 9.13 The closest of these protected trees is located approximately 12.2 metres for the fence, at the closest point. Due to the separation distances, with intervening features such as the highway and drives, also as the erection of the fence is relatively low impact, it is considered that the fence does not result in a negative impact on the health of the protected trees and complies with 'Saved' policy EN1 of the BFBLP.

v. Community Infrastructure Levy (CIL)

- 9.14 Following the introduction on the 6th April 2015 of the Community Infrastructure Levy (CIL), all applications for planning permission will be assessed as to whether they are liable. As this development is not for the implementation of a net increase in dwellings, this application will not be liable for a charge.

10. CONCLUSIONS

10.1 It is considered that the development is acceptable in principle and would not result in an adverse impact on the residential amenity of the neighbouring occupiers or on highway safety. The impact of the development would not be so detrimental on the character and appearance of the host dwelling or surrounding area as to warrant a refusal. It is therefore considered that the proposed development, subject to the suggested conditions, complies with 'Saved' policies M9 and EN20 of the BFBLP, Policies CS2, CS7 and CS23 of the CSDPD and the NPPF.

11. RECOMMENDATION

11.1 The application is recommended to be **APPROVED** subject to the following conditions:-

1. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details:
Site Location Plan, Received 22.03.2017
Block Plan, Received 22.03.2017
Proposed Elevations, Drawing reference: Appendix One, Received 22.03.2017
Proposed Cross Section, Drawing reference: Appendix Two, Received 22.03.2017
Soft Landscaping Plan, Received 05.06.2017
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
2. Within one month of the date of this decision, the fence hereby approved shall be stained with a natural creocote dark stain.
REASON: In the interest of the amenities of the area.
[Relevant Policies: BFBLP EN20, CSDPD CS7]
3. The soft landscaping scheme submitted in support of the development hereby approved shall be followed. All planting comprised in the soft landscaping works shall be carried out and completed in full accordance with the approved scheme, with two months of this approval. As a minimum, the quality of all soft landscape works shall be carried out in accordance with British Standard 4428:1989 'Code Of practice For General Landscape Operations' or any subsequent revision. All trees and other plants included within the approved details shall be healthy, well formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) 'Specifications For Trees & Shrubs' and British Standard 4043 (where applicable) or any subsequent revision. Any trees or other plants which within a period of 5 years from the completion of the development, die, are removed, uprooted, are significantly damaged, become diseased or deformed, shall be replaced within two months with others of the same size, species and quality as approved.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]
4. The hedge hereby approved shall hereafter be retained at a density as stated in the submitted Soft Landscaping Scheme. It shall be maintained at the height of no less than 1.5 metres. It shall be retained for as long as life of the approved fence.
REASON: In the interests of good landscape design and the visual amenity of the area.
[Relevant Policies: BFBLP EN2 and EN20, CSDPD CS7]

11.2 Informative(s):

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. No details are required to be submitted in relation to the following conditions; however they are required to be complied with:
 1. Approved plans and details
 2. Fence to be stained
 3. Hedge to be planted
 4. Height and density of hedge maintained
3. The applicant should note that this permission does not convey any authorisation to enter onto land or to carry out works on land not within the applicant's ownership.

Doc. Ref:

The application file to which this report relates can be viewed at the Council's Time Square office during office hours or online at www.bracknell-forest.gov.uk