

8 Waverley Drive, South Wonston, Hampshire, SO21 3EF.

16/02049/FUL



Winchester
City Council



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Legend

Scale: 0 0.0125 0.025 0.05 KM

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
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WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 03
Case No: 16/02049/FUL
Proposal Description: Retrospective application for the erection of a close boarded fence
Address: 8 Waverley Drive South Wonston SO21 3EF
Parish, or Ward if within Winchester City: South Wonston
Applicants Name: Mrs Rebecca Magee
Case Officer: Russell Stock
Date Valid: 23 September 2016
Site Factors:

Recommendation: Application refused.

General Comments

This application is reported to committee because of the number of letters of support received.

Site Description

Waverley Drive consists mainly of detached dwellings and has an open plan character. That is their front gardens are generally devoid of walls or fences, with these front gardens being marked by shrubs, small hedges or trees where demarcation occurs. No 8 Waverley Drive is one of a number of properties within the area which have 'back' gardens bordering the footpath/highway, others include No.3 and No.5 Waverley Drive which are opposite the site to the north, having rear gardens bordering Paddock Close. Parking areas cover a sizeable percentage of many of the properties front gardens with block paving and concrete the most common surface treatments. As this application is for retrospective permission the fence in subject is already in situ.

Proposal

Retention of a 2m high close boarded timber fence approximately 17m in length, 14m of which abut the highway.

Relevant Planning History

86/01313/OLD - 2 storey rear extension

Representations:

South Wonston Parish Council

- The fence should be substantially set back or replaced by a new hedge.

1 letters received objecting to the application for the following reasons:

- Visual impact.
- Concerns over height.
- Concerns over its position right against the footpath/highway.

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12 letters of support received.

- High quality fence.
- There are other fences within area.
- It allows more light to neighbouring properties.
- It improves the visual appearance of the area.
- There was a previous fence in a similar location.
- The Previous hedge was an eyesore.

Reasons aside not material to planning and therefore not addressed in this report.

- The Previous hedge had grown too large and was impeding the footpath.
- Other fences without planning permission within South Wonston should be enforced if this application is refused.

Relevant Planning Policy:

Winchester District Local Plan Review

The emerging Winchester Local Plan Part 2

National Planning Policy Framework

South Wonston Village Design Statement

High Quality Places Supplementary Planning Document

Planning Considerations

Background and Principle of development

The fence was erected just over a year ago and replaced a leylandii hedge which had reached a large size. The fence was erected as part of the re-landscaping works undertaken to the rear garden of 8 Waverley Drive. Planning permission is required for any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic that would, after the carrying out of the development, exceed 1 metre above ground level.

Design/layout

The fence is set back from the kerb by approximately 20-30cm, the patch of ground in-between is currently gravelled. The applicant has proposed to plant climbing plants within this small gravelled area which extends the length of the fence in an attempt to screen the fence somewhat from public view. The fence is approximately 2m in height and is of a close boarded design.

Impact on character of area and neighbouring property

Waverley Drive as described within the site description section above is of an open plan character where the property frontages are generally void of structures. The fence is within a prominent part of the area with Waverley Drive serving as the main route to access the various closes leading from it. The site is near to the southern entrance onto Waverley Drive and is visible from such. The fence in its current location is harmful to the character of this area as it represents a harsh and alien feature within the vicinity, where there is little to no demarcation between the open frontages. Other examples of properties which have rear/side gardens bordering a highway exist within the area and employ high quality boundary treatments including brick walls, a number of which are set back from the

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highway retaining a verge. It is considered that this form of boundary treatment provides a more attractive appearance which responds positively to the character, appearance and variety of the local environment. The fences that can be found within the vicinity of the site are substantially set back from the highway, allowing for a considerable sized verge to be retained.

The adopted High Quality Places SPD offers design guidance and criteria on boundary structure materials in which it states that the use of timber fences which are adjacent to the public realm should be used sparingly as they will deteriorate over time and may subsequently be replaced with inappropriate alternatives. It is generally much better to use a masonry boundary in these instances. It is also important not to use utilitarian close boarded fencing adjacent to the public ground.

The layout of the applicant's property is such that the rear garden and in this case the main outdoor amenity space is adjacent to the highway, and therefore it is not unreasonable for them to seek to secure a degree of privacy and security for their family. It is considered however that this could be achieved by a more attractive and less uncompromising design which does not adversely harm the character of the area.

Although there has been a significant interest in this fence from local residents, it is not considered that the fence would cause harm other than visual to the neighbouring properties nor their amenity spaces.

Landscape/Trees

The proposed Planting of Pyracanthas and Ivy may potentially be able to grow within the limited space between the fence and footpath as suggested within the submitted supporting information, however in order to soften its harshness it would probably take several years to become established sufficiently to conceal the fence, during which time the fence would continue to have a harmful effect on the street scene. Also, there is a risk relying long term on vegetation to make a scheme acceptable because it could be removed in the future without recourse to planning control. Staining the fence to mute its newness would not ameliorate its adverse impact. It is therefore considered that none of the above would provide any level of mitigation which would overcome the harm caused, and could actually draw more attention to the site in an area where there are no other examples of such boundary treatments.

Other Matters and Conclusion

Residents have brought to attention that there was a fence in this location previously which replaced the original boundary wall, however there are no planning records for this replacement structure.

It is considered that the fence would significantly diminish the attractive character of the area and present an intrusive and incongruous feature within the street scene and would be contrary to the guidance and policies set out within DP.3 of the Winchester District Local Plan Review 2006. If a proposal of this nature were to be accepted it could set a precedent for further fences along Waverley Drive which is currently void of such structures. As part of this application, the Planning Authority have worked proactively with the applicants, discussing potential solutions and ways forward, however in this instance

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the applicants have chosen to pursue the current application and ask members of the Council's planning committee to overturn the recommendation of refusal.

Recommendation

That planning permission is refused for the following reason:

1. The proposal is considered to be contrary to policy DP3 of the Winchester District Local Plan Review 2006 in that the fence, by virtue of its height, location, design and prominence will be an incongruous feature when viewed in context with the surrounding area and boundary treatments and will therefore be detrimental to the street scene and character of the area. The proposal is also considered to be contrary to the design criteria for boundary treatments as set out within the High Quality Places Supplementary Planning Document (HQP) where high quality, contextual, durable designs are encouraged in order to provide an attractive environment which retains local distinctiveness (HQP HQS6 and MD7).

Informatives:

The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District (WD) Local Plan Review: DP.3

WD Local Plan Part 2 (emerging): DM14, DM15,

WD High Quality Places Supplementary Planning Document

South Wonston Village Design Statement 2014

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions.

WCC work with applicants/agents in a positive and proactive manner by;

- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

- In this instance the applicant was updated of any issues after the initial site visit.