

# Item 8

DC/23/3760/FUL

Retrospective Application - Erection of  
boundary fence

10 Levington Lane  
Bucklesham  
Ipswich  
Suffolk  
IP10 0DZ



# Parish Council Comments:

This application is presented to planning committee south on the 06.03.2024. This application was presented to referral panel on the 10.01.2024 because the Officer's recommendation to 'approve' is contrary to Bucklesham Parish Councils 'objection' to the scheme.

## Parish Council

The conclusion to this meeting was that the Council wish to register an 'Objection' to this planning application. For the following reasons:

The Clerk had asked the neighbours for their opinions as the applicant had stated in their supporting documentation that the fence 'was commented upon as being a great improvement by all our neighbours including the Village Hall committee members'. Many neighbours had informed the Council of their own objections stating the fence 'was an eyesore', 'was not in keeping with the lane', 'had resulted in the removal of substantial habitat', 'would set a precedent', 'was not of a high standard', and 'was certainly not an improvement, and we would never have said otherwise'.

The height is a breach of development control as it clearly contravenes The Town and Country Planning (General Permitted Development) (England) Order 2015, stating a development is not permitted if;

The height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after carrying out the development, exceed - (ii) in any other case 1 meter above ground level;

oThere has been the removal of natural habitat hedgerow and trees to erect the fence.

oThere is a possibility of a precedent being set if permission is granted.

oMany neighbours are opposed to the fence.

oThe Village Hall Committee (direct neighbour) has not supported the application.

## Ward Member

No comment.

## Statutory Consultees

No comment.

# Site Location Plan



# Aerial Photographs



10 Levington  
Lane

# Existing Elevations



# Street View



Looking north-west along Levington Lane

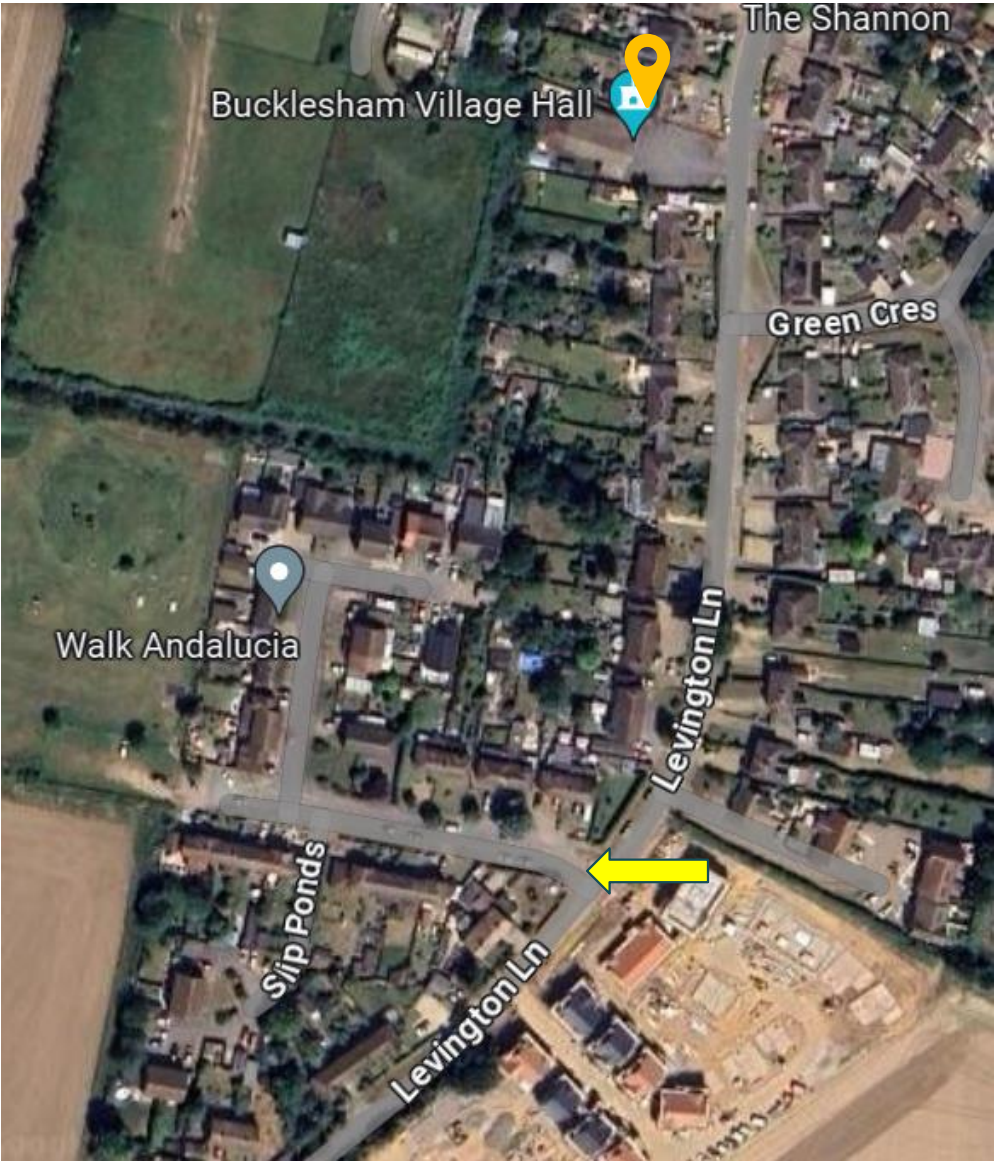


Looking south-east along Levington Lane

# Wider Street View



# Nearby Fence Examples

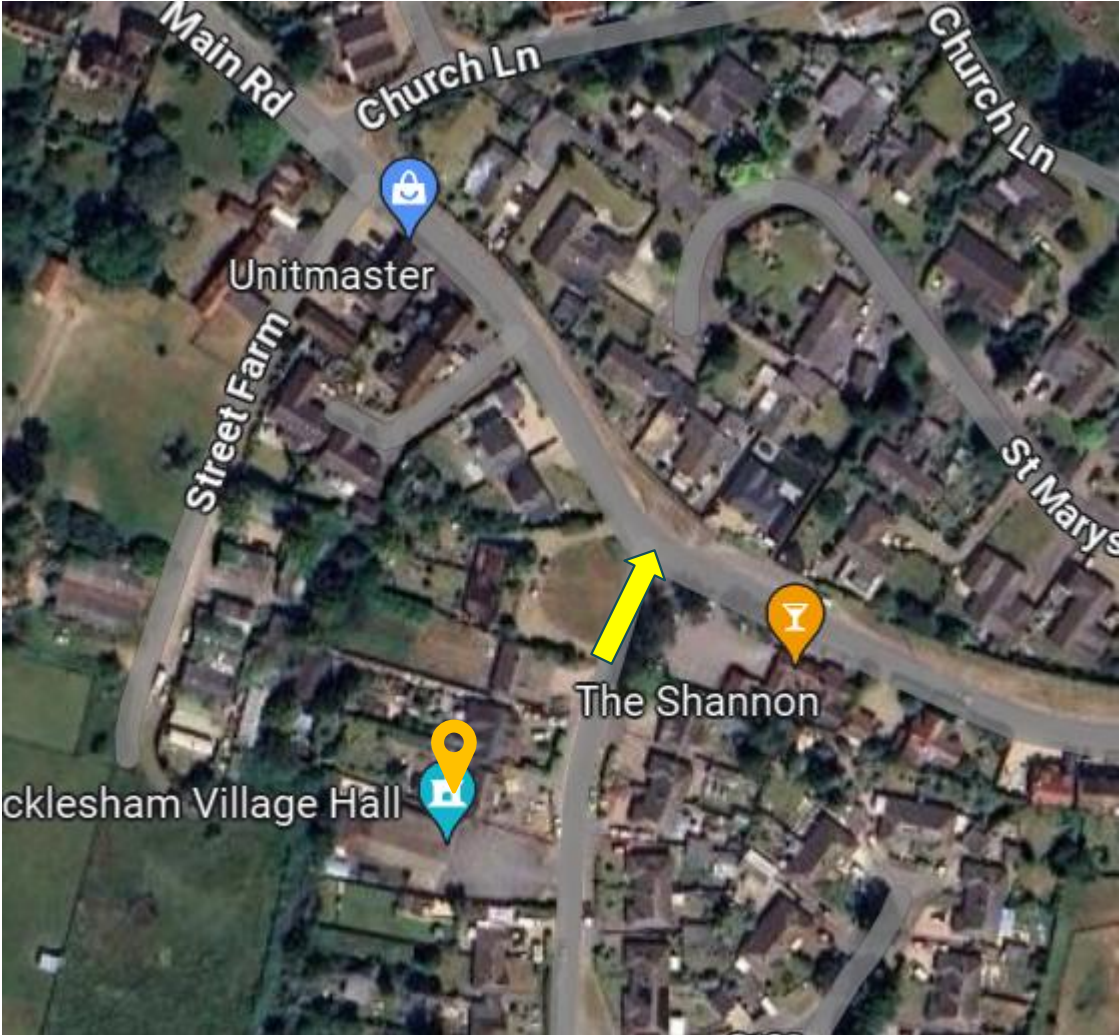



70 Levington Lane (was approved under C/13/0884)

Location of 10 Levington Lane



# Nearby Fence Examples



 Location of 10 Levington Lane



Close boarded fencing extending several meters along Main Road- visually prominent. (was approved at 15 St Mary's Park under DC/19/3960/FUL)

## Material Planning Considerations and Key Policies

**SCLP 7.2-** The visibility from both the access to the property and the access to the adjacent village hall do not appear to be affected by the fence installation, and both access' can still achieve the required visibility.

**SCLP 10.1-** No adverse ecological impacts despite losing trees/hedges.

**SCLP 11.1-** Visual Amenity

**SCLP 11.2-** Residential Amenity

**NPPF (National Planning Policy Framework)**

**SPG16-** Householder Extensions and Alterations

# Recommendation and Conditions

## Approval- subject to the below conditions:

1. **Plans-** The development hereby permitted shall be completed in all respects strictly in accordance with the site location plan received on the 29.09.2023, proposed block plan, photos and covering email with photos received on the 12.10.2023, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

2. **Materials-** The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity