



Committee Report

Planning Committee South – 23 November 2021

Application no DC/21/3848/FUL

Location

7 Moorfield Close

Kesgrave

Suffolk

IP5 2YD

Expiry date 6 October 2021

Application type Full Application

Applicant Dr and Mrs Spurdens

Parish Kesgrave

Proposal Retrospective Application - Installation of a 2m fence facing the highway

Case Officer Eleanor Attwood

07385 407101

eleanor.attwood@eastsoffolk.gov.uk

1. Summary

- 1.1. This retrospective application seeks approval for the retention of 2m high fencing which faces the highway.
- 1.2. The application was presented to the referral panel on the 28 September 2021 due to the objection from Kesgrave Town Council being contrary to Officers recommendation of Approval. The referral panel referred the item to the planning committee, to allow a debate in public to take place in regard to certain issues, including impact on streetscene and the character of the area.
- 1.3. Officer recommends approval.

2. Site description

- 2.1. The subject site is a two-storey detached dwelling situated within the settlement boundary of Kesgrave. The property is neither listed nor is it located within a

conservation/designated area. The property is situated at the end of Moorfield Close, a residential cul-de-sac, with a side elevation and boundary which faces Fentons Way. To the front of the property is a tarmacked surface which functions as a parking and turning area.

- 2.2. The dwelling was built out under Outline Planning Permission ref. C9999/2 which removed the permitted development rights for walls, fences, garages and car ports under condition 34.

3. Proposal

- 3.1. This application seeks permission to retain a fence which has been erected on the side boundary and fronts Fentons Way. The fencing consists of vertical timber panels set between concrete posts, on a concrete gravel board. The fence features a pedestrian gate to allow access from Moorfield Close to Fentons Way. The maximum height of the fence is 1.97m and it has a length of 14m. The fence has replaced previous hedging along the boundary.
- 3.2. Officers have approached the Agent about making changes to the scheme, such as setting the fence back to allow for planting in front and a reduction in the height of the fence. In response the Agent confirmed via email that the Applicant does not wish to make any amendments to the proposal.

4. Consultations/comments

- 4.1. 14 representations of support have been received which raise the following material considerations:
- o Design and Streetscene
 - o Privacy and Security
- 4.2. In addition to these representations, the applicant has submitted a document which contains representations of support from neighbours.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Kesgrave Town Council	16 August 2021	7 September 2021
"Refuse. The Committee noted all the letters of support for this application and acknowledge the fence has been erected to a good standard, however it was stated that Grange Farm is an open housing development and the erection of 2m fencing to front areas is detrimental to the area."		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC Highways Department	16 August 2021	26 August 2021
Summary of comments: No objections.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 1 September 2021

Expiry date: 22 September 2021

5. Planning policy

National Planning Policy Framework 2021

SCLP7.2 - Parking Proposals and Standards (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.1 - Design Quality (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.2 - Residential Amenity (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

KE3 - Maintaining Kesgrave's Identity (Kesgrave Neighbourhood Plan, 'Made' May 2021)

6. Planning considerations

Visual Amenity and Streetscene:

- 6.1. The key consideration is the streetscene impact arising from the replacement of the previous leylandii hedging with the new timber fence. As seen on images from 2017, the previous hedge provided some enclosure along that boundary line, it is understood from the applicants that since 2017 the hedge had grown considerably.
- 6.2. The reason for the erection of the fence is due to the hedge becoming difficult to maintain and to alleviate concerns over privacy. The submitted statement has stated that the leylandii hedge had been becoming sparse which enabled pedestrians to climb through gaps and that the fence provides a sense of security from "anti-social behaviour" at night-time. These same views have been reiterated within various third-party representations. It has been further expressed within third-party representations that the fence is seen to be a visual improvement on the former hedge.

- 6.3. The replacement of the hedge with the fence has hardened the visual landscape of the wider area. The dominant boundary treatments within this area are brick walls or hedging. However, there are a number of properties within the area which do feature timber fences, some of which are unauthorised and cannot now be enforced due to the passage of time.
- 6.4. The fence which has been erected is of a similar height to the adjacent brick walls and would continue the existing line of brick walls facing Fentons Way. The fence is not considered to have an overbearing impact to the footpath and is not considered to create a detrimental increase in enclosure to the streetscene. Although the use of a brick wall would have been preferable to a timber fence, the fence has been erected to a good standard and the colour of the timber is considered to blend well with the surroundings.
- 6.5. Views of the dwellinghouse were already partially obstructed by the former hedge and by adjacent brick walls, and the new fence is not considered to have a significant impact on views of the dwellinghouse. The fence is not considered to have an overbearing impact to the host dwelling due to the facts that it is of a reasonable height, depth and width.
- 6.6. Whilst this area may originally have been designed as open plan, the leylandii hedge has closed off this section for a number of years and it is clear that within 2017 it would not have been possible for pedestrians to pass from Fentons Way to Moorfield Close via that route. The use of a harder boundary treatment is not considered to have an adverse impact to the streetscene, as hard boundary treatments in the form of brick walls are prevalent on Fentons Way. Whilst brick is the dominant material for hard boundary treatments, there are examples of timber fencing on Fentons Way; these timber fences may have been unauthorised, but there are examples which have been in place for a significant number of years and have therefore altered the character of the area. This new fence is not considered to have a significant harmful impact on the character of the area or have a detrimental impact to the streetscene.
- 6.7. For the above reasons, the application is considered to be in accordance with policy SCLP11.1 of the local plan. It is not considered that the application is at odds with the policies set out in the Kesgrave Neighbourhood Plan.

Residential Amenity:

- 6.8. The fence is not considered to have an adverse impact on residential amenity through loss of light, overbearing impact, loss of outlook or loss of privacy. The application is in accordance with policy SCLP11.2.

Highways:

- 6.9. Suffolk County Council Highways department have no objections to the proposal. The fence does not obstruct the pavement and is not considered to have an adverse impact on highway safety.

7. Conclusion

- 7.1. This application is considered to be in accordance with the policies listed above and is recommended for approval.

8. Recommendation

8.1. The application is recommended for Approval subject to conditions.

Conditions:

1. The following documents and drawing(s) are hereby approved
 - Site Location Plan received 12 August 2021.
 - Drawing Nos. 3 (7 Moorfeld Close, Kesgrave, IP5 2YD - Existing block plan) and 4 (7 Moorfeld Close, Kesgrave, IP5 2YD - Elevations) received 12 August 2021.

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

2. 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

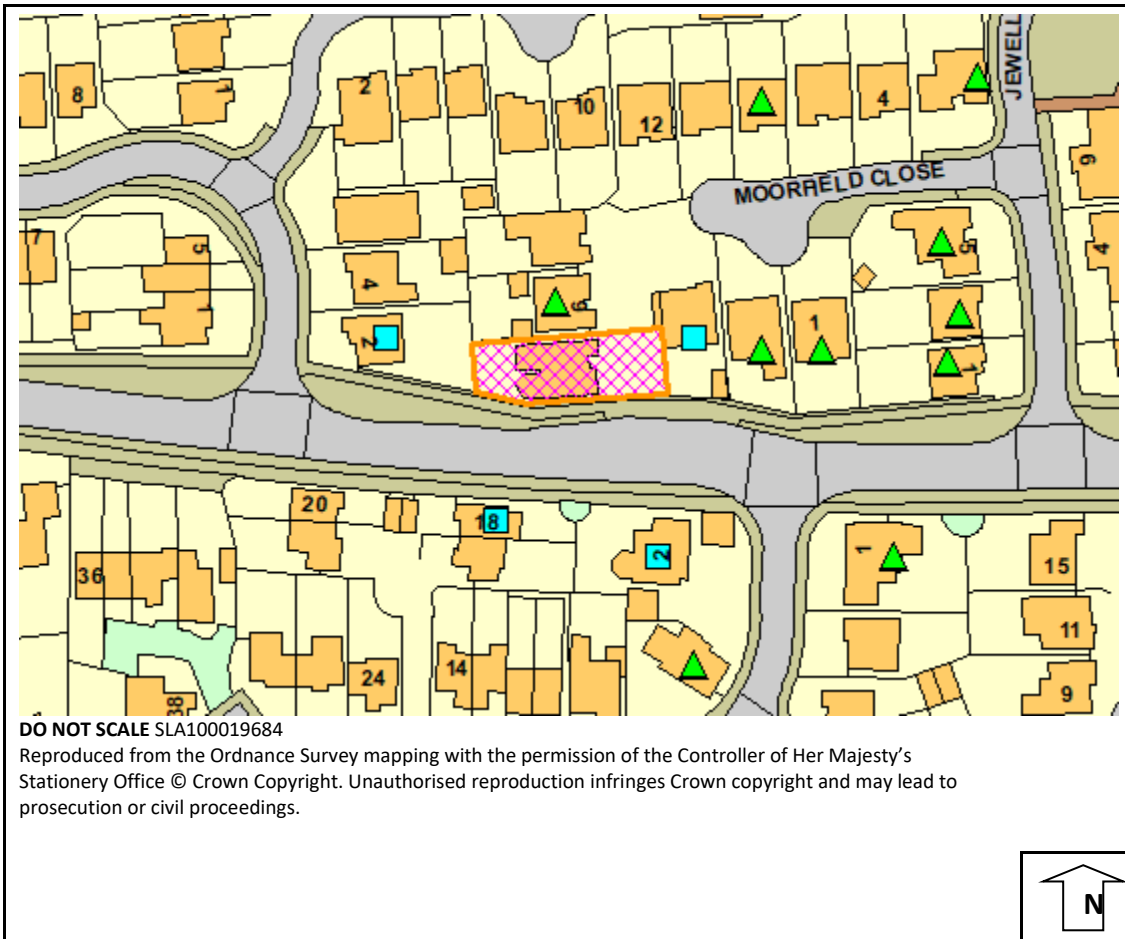
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/21/3848/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support