



Committee Report

Planning Committee South - 19 April 2022

Application no DC/21/5097/FUL

Location

14 Wainwright Way
Kesgrave
Ipswich
Suffolk
IP5 2XG

Expiry date 4 January 2022

Application type Full Application

Applicant Jemima Simpson

Parish Kesgrave

Proposal Front porch and submission for the timber fence 1.9m high along the side boundary, replacing the high hedge 2 years ago.

Case Officer Jamie Behling
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1. Summary

- 1.1. The proposed development seeks permission to retain a fence which replaced a hedge and to erect a new flat roofed porch on the front of the dwelling.
- 1.2. The officer recommendation to refuse is contrary to the recommendation of Kesgrave Town Council. The application was subject to consideration by the Referral Panel on 29.03.22 with a recommendation that the application be determined under delegated powers. The Panel recommended that the application be referred to Planning Committee (South) for determination.

2. Site Description

- 2.1. 14 Wainwright Way is a detached, two storey, residential dwelling located within the settlement boundary of Kesgrave. It falls on the east side of the road forming a corner plot where Wainwright Avenue meets Haywards Fields.
- 2.2. Previously there was a large conifer hedge encircling the rear garden and wrapping around the corner. This however was replaced with a 1.9-metre-high close boarded fence around two and a half years ago, at the same time as an extension to the dwelling (DC/17/4240/FUL).

3. Proposal

- 3.1. The proposal seeks Planning Permission to retain the 1.9m high close-boarded fence which has been erected along the back edge of the pavement, and to also create a flat roofed porch on the main entrance at the front of the dwelling.

4. Consultees

Third Party Representations

- 4.1. One representation of Objection raising the following material planning considerations:
- Loss of public amenity land
 - Danger to highway
 - Precedent of other decisions in area

Parish/Town Council

Consultee	Date consulted	Date reply received
Kesgrave Town Council	17 November 2021	30 November 2021
"Support. The Planning & Development committee note the boundary fence has been erected to secure the rear garden. The front of the property remains open."		

Statutory consultees

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	17 November 2021	No response
Summary of comments: No comments received.		

Consultee	Date consulted	Date reply received
SCC Highways Department	8 December 2021	12 January 2022
Summary of comments: No objection.		

Publicity

None

Site notices

General Site Notice

Reason for site notice: General Site Notice

Date posted: 19 November 2021

Expiry date: 10 December 2021

5. Planning policy

National Planning Policy Framework 2021

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)

SPG 16 - House alterations & extensions (East Suffolk Council - Suffolk Coastal District Local Plan -Supplementary Planning Guidance)

There are no relevant policies within the Kesgrave Neighbourhood Plan.

6. Planning Considerations

Visual Amenity, Street Scene and Landscape

- 6.1. The proposed porch is relatively small being only 1.6 metres deep and 3.2 metres in width. With the flat roof it will only be 2.6 metres in height. As there is currently already an existing forward projecting extension at the front of the dwelling, the porch will not extend beyond this and will not break the existing building line. Its small size and scale will not dominate the principal elevation or overextend the footprint of the building. Its form is subservient to the main house and will not significantly detract from the character of the area. Therefore, this element of the scheme is acceptable in terms of visual amenity and would accord with NPPF Paragraph 130, Local Plan Policy SCLP11.1 and Supplementary Planning Guidance 16.
- 6.2. The fence replaced a hedgerow which wrapped all the way around the junction of the two roads. From historic photos the hedge grew right up to the boundary with the path. The replacement of this hedge with the fence does not appear to have acquired any significant

amount of land between the path and the boundary, which was not already occupied by the hedgerow, meaning that the fence has not enclosed any additional land.

- 6.3. The loss of the hedgerow and its replacement with a solid fence has created a more urbanised appearance to the corner which is unfortunate as it is a visually dominant and incongruous feature within the street scene, in a prominent location, which has a harmful impact on visual amenity and the character of the area.
- 6.4. Although the area screened is the rear garden space of the property and a reasonable level of screening is expected, such a high and long fence in such close proximity to the back edge of the pavement in this location does not reflect the wider openness and greenery in the locality and expected within the street scene.
- 6.5. Therefore, this element of the scheme is unacceptable in terms of visual amenity and would fail to accord with NPPF Paragraph 130, Local Plan Policy SCLP11.1 and Supplementary Planning Guidance 16.
- 6.6. Officers have approached the applicant's agent, recommending the repositioning the fence back into the garden and replanting a hedgerow along the outside however this idea was not agreed by the applicant.
- 6.7. Other fences on corner plots and junctions have been refused in nearby sites on the basis of the detrimental visual impact solid fencing in prominent locations has upon the streetscene and the visual amenity of the area.
- 6.8. A site very close by at 8 Haywards Fields has had two schemes refused for fencing. The first of which was under reference DC/19/4338/FUL. That scheme was the subject of an appeal (APP/X3540/D/20/3244405) that was dismissed by the Planning Inspector who concluded:

"5. The appeal site is located adjacent to the turning head and one of the parking areas. The fence is highly visible and extends around the entirety of the area to the front of the dwellinghouse at 8 Haywards Fields. As a result of the fence's height, length and prominent position to the front of no. 8, it appears as a large and incongruous feature within the cul-de-sac, which undermines the prevailing character of the area.

6. I therefore consider that the fence has a harmful effect on the character and appearance of the area. The development is contrary to policy DM21 of the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Development Plan Document, which seeks to ensure that development relates well to the character of its surroundings."
- 6.9. There was also a subsequent refused scheme on that site which was refused for similar reasons, but not appealed (DC/20/2081/FUL).

Residential Amenity

- 6.10. As the site is a corner plot the fence does not directly border any neighbour where it needs permission. As this is the case, the fence would have no substantial impact on the residential amenity of any surrounding neighbours.

- 6.11. It is acknowledged that the fence increases privacy and provides a sense of security for the occupiers of the application property and thus may be beneficial to their residential amenity. However, this does not outweigh the harm to visual amenity identified above.
- 6.12. The porch is on the front of the dwelling located roughly in the centre of the principal elevation. Due to its size and nature, it would not restrict light or cause a sense of overbearing, nor would it cause a loss of privacy.
- 6.13. Neither element of the proposals would therefore cause harm to the residential amenity of the site or its neighbours, and they are therefore in compliance with policy SCLP11.2.

Parking and Highway Safety

- 6.14. The new fence does not appear to obscure any more of the view around the corner than the previous hedge had done.
- 6.15. Suffolk County Council were consulted on the application and responded that they had no concern in regard to highway safety for the replacement of the hedge with the fence. It is therefore considered that the new fence is no more dangerous to the safety of the highway than the previous hedge.

7. Conclusion

- 7.1. Whilst there are no significant concerns regarding the proposed porch addition, the replacement fence is not considered to be an acceptable replacement for the hedge and is considered a visually dominant and incongruous feature within the street scene, in a prominent location, which has a harmful impact on visual amenity and the character of the area. The scheme is therefore considered contrary to NPPF Paragraph 130 and Local Plan Policy SCLP11.1. It is therefore not supported and recommended for refusal.

8. Recommendation

- 8.1. The application is recommended for refusal for the following reason:
- 8.2. This application seeks consent for the retention of a 1.8 metre weatherboard fence, and the construction of a front porch. The fence has been erected close to the back edge of the pavement at the junction between Wainwright Way and Haywards Fields. It encloses the garden area of 14 Wainwright Way. The fence replaced the former boundary treatment which consisted of hedging.

The fence by virtue of its solid form, height and proximity to the pavement, results in a visually dominant and incongruous feature within the street scene in a prominent location, resulting in a harmful impact on visual amenity and the character of the area.

The fence therefore represents poor design which is detrimental to visual amenity including the streetscene. As such it is contrary to Paragraph 130 of the NPPF and Policy SCLP11.1 of the East Suffolk Council - Suffolk Coastal Local Plan (September 2020), both of which seek to ensure developments are of a high standard of design, respect the character of the area and provide safe and attractive environments.

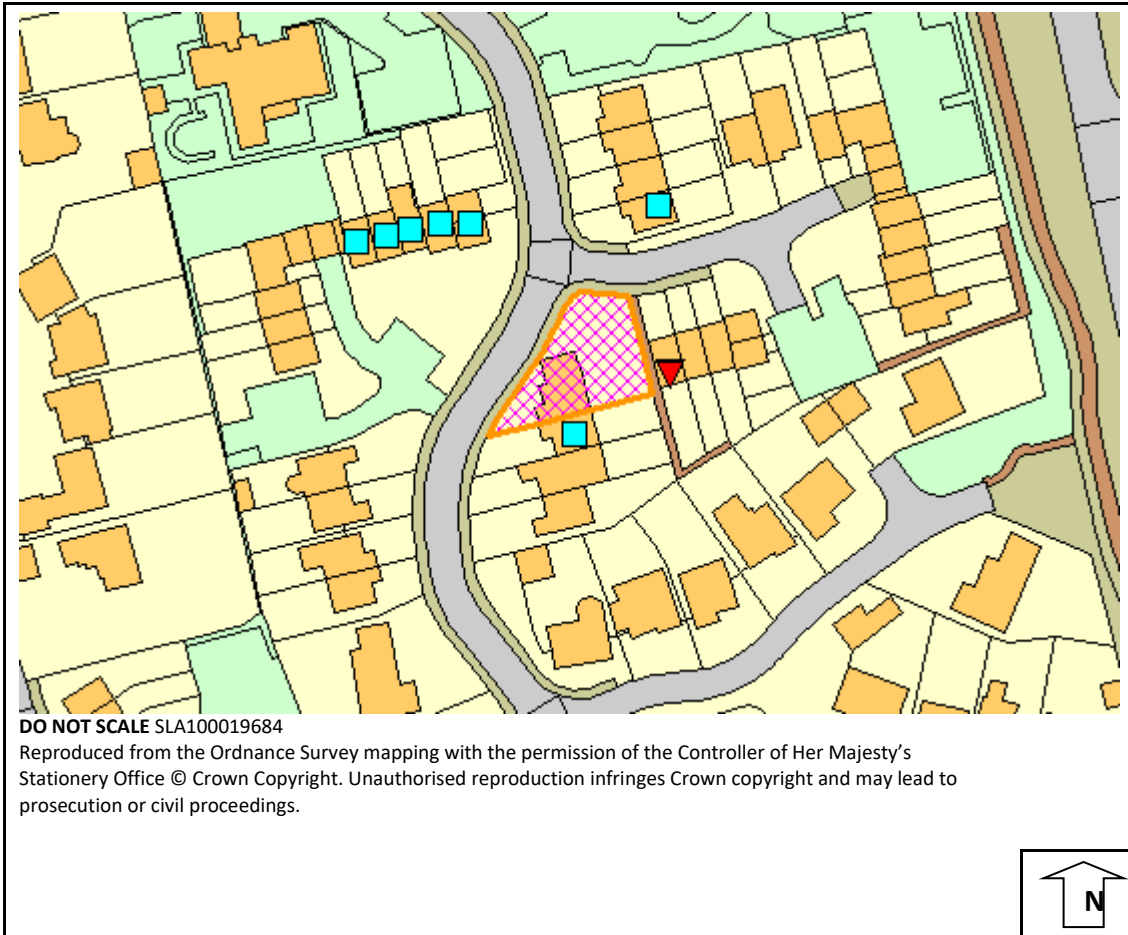
Informatives:

1. The Council offers a pre-application advice service to discuss development proposals and ensure that planning applications have the best chance of being approved. The applicant did not take advantage of this service. The local planning authority has identified matters of concern with the proposal and the report clearly sets out why the development fails to comply with the adopted development plan. The report also explains why the proposal is contrary to the objectives of the National Planning Policy Framework and local plan to deliver sustainable development.
2. In determining this application, the Local Planning Authority has considered the following submitted drawings:
 - 050, 051, 103 and 104.

Background information

See application reference DC/21/5097/FUL on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support