

Delegated Report

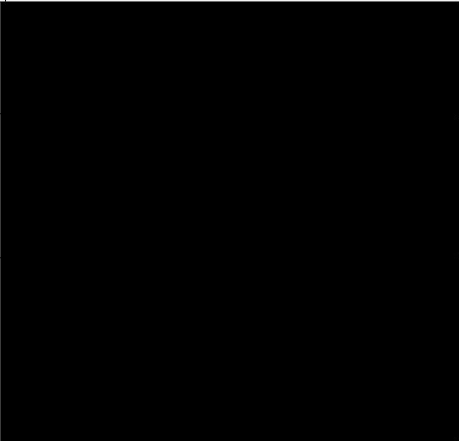
Application Number: V/2021/0256

Address: 65, Beauvale Crescent, Hucknall, Nottingham, NG15 6PQ

The Application	Fence
Policy Considerations	<p>Ashfield Local Plan Review 2002</p> <ul style="list-style-type: none">• ST1 – Development• ST2 – Main Urban Areas <p>National Planning Policy Framework 2019</p> <ul style="list-style-type: none">• Part 12 – Achieving Well Designed Places
Relevant Planning History	None
Summary of comments received	<p>Two resident comments were received regarding the application, both from the neighbouring address. The first comment was a neutral response enquiring about the height of the fence, while the second was an objection.</p> <p>The objection stated that the proposed fencing is too high and will consequently block the light into the front window of their property. In addition, they raise concern that the boundary line does not belong to the applicant.</p>
Comments on above	Boundary disputes do not fall under the remit of material planning considerations and will not be considered in the assessment of this application. Boundary disputes are a civil matter which must be resolved by the relevant parties.
Summary	<p>Site and Application</p> <p>The site is 65 Beauvale Crescent in the main urban area of Hucknall, where development is permitted under Policy ST2 of the Ashfield Local Plan Review.</p> <p>The proposal seeks to erect a 1.8 metre high fence in order to create extra security and privacy for the occupants. The fencing will be constructed from timber, gravel board and concrete posts, and will be erected along the boundary line of 65 and 67 Beauvale Crescent. The existing fencing along this boundary is 1.2 metres in height.</p> <p>Visual Amenity</p> <p>The application site is located on a corner plot which is highly visible when turning into Beauvale Crescent from Common Lane, a main travel route. The character of the area is relatively open with most</p>

	<p>properties being set back from the public highway and having a front garden or driveway.</p> <p>Low level fencing and hedges are the dominant form of boundary treatment visible in the area. Consequently, there is concern that the proposal would appear as a large and prominent feature in the street scene.</p> <p>The fencing is considered to be inappropriately high for the area, particularly as part of the active frontage of a corner plot. The proposed fencing will have an unacceptable impact on the street scene, which will be apparent even when turning into the road from Common Lane.</p> <p>Residential Amenity</p> <p>The height of the fencing and its connection with the dwelling means that there will some overshadowing impacts on the neighbouring property, 67 Beauvale Crescent. This is a primary window for a habitable room and overshadowing impacts should be kept to a minimum. The garden where the fencing will be sited is also on a gradient that slopes downwards from the property. This will further increase the height of the fencing directly next to the dwellings and exaggerate any overshadowing impacts.</p> <p>Highway Safety</p> <p>It is considered that the proposed fencing will not have a significant impact on the visibility of the junction of Beauvale Crescent and Springfield Road. The existing hedge is well established and of a similar height to the proposed fencing. Additionally, the junction is fairly open, and a similarly large hedge is in place on the opposite corner plot.</p> <p>Conclusion</p> <p>While the Council is sympathetic to the applicant's desire to increase security and safety, review of the material planning considerations suggest that the proposal would result in unacceptable harm to the character of the street scene and the neighbouring property. It is recommended that this proposal is refused.</p>		
Recommendation	<p>FULRE – Refusal</p> <p>The proposed fencing would appear at odds with the prevailing character of the street scene, and be detrimental to the visual amenity of the area as a result of its design and siting. As such, the proposal is considered contrary to Policy ST1 of the Ashfield Local Plan Review and Part 12 of the National Planning Policy Framework.</p>		
Conditions & Reason	Reason Code	Text	Monitor
	1.	The proposed fencing would appear at odds with the prevailing character of the street scene, and be detrimental to the visual amenity of the area as a	

		result of its design and siting. As such, the proposal is considered contrary to Policy ST1 of the Ashfield Local Plan Review and Part 12 of the National Planning Policy Framework.	
Informative	Informative Code	Informative Text	
	General Liability Warning	The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in LEGAL action being taken by the Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions then do not hesitate to contact the Development & Building Control Section of the Authority on Mansfield (01623 450000).	
Proactive Working	The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason(s) for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.		

	Signed	Dated
Case Officer		17.05.2021
Development Team Manager		17/05/2021
Determined by Service Director Or on their behalf		17/05/2021