

05/09/0033

MR K H REED

**CONSTRUCTION OF NEW FRONT GARDEN WALL AS REPLACEMENT FOR EXISTING LEYLANDII HEDGE AT 86 GILLARDS, BISHOPS HULL**

320570.124523

Full Planning Permission

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**PROPOSAL**

Permission is sought for the erection of a wall to a height of 2m to the front of this semi detached dwelling. Materials to match dwelling.

The application is presented at Committee as the agent is related to a member of staff.

**SITE DESCRIPTION AND HISTORY**

This is the site of a semi detached dwelling of brick and tile construction and brown uPVC windows. There is a detached garage and parking with access to the rear of the site. The site is enclosed with a mix of wooden fence and brick wall to the rear, and low brick wall to front and tall hedge to the side.

**CONSULTATION AND REPRESENTATION RESPONSES**

**Consultees**

*SCC - TRANSPORT DEVELOPMENT GROUP* - No observations to make  
*BISHOPS HULL PARISH COUNCIL* - none received

**Representations**

none received

**PLANNING POLICIES**

S1 - TDBCLP - General Requirements,  
S2 - TDBCLP - Design,

**DETERMINING ISSUES AND CONSIDERATIONS**

The house fronts onto a pedestrian footpath with amenity land on each side at intervals. There is a tall wall to the side and another tall wall across the amenity ground enclosing neighbouring sites. The wall will run from the house to the footpath then a short distance along the footpath and back, bordering an amenity area, towards the dividing garden fence .

Although a solid brick wall will have a much 'harder' appearance than the existing 2 metre high hedge, it is not considered to result in such harm as to warrant a refusal.

**RECOMMENDATION AND REASON(S)**

Recommended Decision: Conditional Approval

The proposal is considered not to have a detrimental impact upon visual or residential amenity and is therefore considered acceptable and, accordingly, does not conflict with Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

**RECOMMENDED CONDITION(S) (if applicable)**

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the character and appearance of the existing building in accordance with Policy S2 of the Taunton Deane Local Plan.

Notes for compliance

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1988.**

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