

08/2002/013

AGENDA ITEM NO. 8

MRS L JOHNSTON

ERECTION OF FENCE TO FRONT OF 54 THE SHAULDERS, NERROLS, TAUNTON AS AMENDED BY APPLICANTS LETTER AND PLANS RECEIVED 28TH JUNE, 2002.

24050/26450

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a wooden fence within the front garden of the property, which will have a maximum height of 1.37 m. The fence will be perpendicular to the highway and comprises 0.91 m of solid fencing with 0.46 m of trellis on top. The style of fencing will match that which currently runs between 53 - 54 The Shoulders. There are other forms of enclosure in the vicinity.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL agree with Taunton Deane Borough Council.

TWO LETTERS OF OBJECTION have been received on the following grounds:- the style of boundary to the front of properties in The Shoulders is either a dwarf brick wall with railings or solely railings and the proposed fencing is not in keeping with the style or height of these other forms of enclosure.

POLICY CONTEXT

Policy S1 (General Requirements) of the Taunton Deane Local Plan Revised Deposit - the proposed is considered to comply with this policy which stipulates that development should not harm the appearance or character of any affected landscape or street scene.

ASSESSMENT

The style of fencing proposed will match that which runs between 53 - 54 The Shoulders. The impact of the fencing will be limited as it runs perpendicular to the highway and views of it from the west are partially obscured by the neighbouring property. The fence is not considered to be significantly detrimental to the street scene or visual amenities of the area and is therefore considered acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of materials.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

CONTACT OFFICER: 356468 MR A GRAVES

NOTES: