

52/2003/057

MS W POWELL

**RETROSPECTIVE APPLICATION FOR WALL/FENCE COMBINATION AT 18
SCAFELL CLOSE, TAUNTON.**

21185/23284

FULL PERMISSION

PROPOSAL

The proposal is retrospective, and entails the erection of a wall and fence combination, comprising brick plinth and brick pillars with fencing panels between. The wall/fence combination is approximately 2 m high and is sited along the curtilage boundary with Kingsley Close. Also proposed, and also retrospective, is a 2 m high close boarded fence adjoining the afore-mentioned wall/fence combination and the dwelling house. A picket fence has also been constructed at the front of the dwelling, but this does not require the benefit of planning permission.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL although supporting the wall/fence in principle, the Council feel that it should be in the same position as the original wooden fence and not on the edge of the pavement. The Council accept that it is unfortunate that the wall/fence has now been erected, but considered the application as if it was replacing the original fence and the work had not been carried out. In addition, the Planning Authority will be aware of the Parish Council's strong views over many years about fences on open plan estates and on the corners of cul-de-sacs, where the visibility splay will be affected and road enclosed. In the vast majority of cases these views have been fully supported by the Planning Authority. The Council feel that wherever possible the visibility splays that were agreed as part of the original planning applications should be kept and maintained, for the benefit of the whole Parish and community. The Council also discussed the close boarded 1 metre high fence that has been erected at the property, along Kingsley Close, the front of Scafell close and then back between the next door property to join the front wall and were informed that this was allowed because the Permitted Development Rights had not been removed.

2 LETTERS have been submitted which support the wall/fence combination, object to an adjoining picket fence, and requesting that a condition be imposed to ensure the retention of the panels.

POLICY CONTEXT

Policy S1 of the Taunton Deane Local Plan Revised Deposit seeks inter alia, to safeguard the character and appearance of the street scene. Policy S2 seeks to ensure good design.

ASSESSMENT

It is not considered that the wall/fence detracts significantly from the street scene. Neither do they harm road safety. With regard to the picket fence, this does not require the benefit of planning permission. In respect of the request that a condition be imposed to ensure that fencing panels be retained at all times, this is considered unreasonable.

RECOMMENDATION

Permission be APPROVED.

REASON(S) FOR DECISION:- The proposal does not adversely affect the visual amenity and accordingly does not conflict with Policies S1 and S2 of the Taunton Deane Local Plan Revised Deposit.

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

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NOTES: