

34/2006/029

AMANDA KIBBLE

## **ERECTION OF NEW BOUNDARY FENCE AT 10 RHODES CLOSE, TAUNTON**

320941/126008

FULL

---

### **PROPOSAL**

Permission is sought for the erection of a new boundary fence to further enclose the side garden of the application site. The proposal in essence would involve the repositioning of the existing fence a further 3.6 m to the south of the existing line. The proposed materials indicated on the application form would be to match the existing i.e. panel fencing. The fence would measure 1.8 m in height.

Permission was granted to enclose part of the side garden under planning reference 34/2006/026

### **CONSULTATIONS AND REPRESENTATIONS**

PARISH COUNCIL supports the proposal.

2 LETTERS OF OBJECTION have been received raising the following issues:- proposal would make the garden excessive for the dwelling; loss of light; reduction in visibility when parking; out of character; create an alleyway.

### **POLICY CONTEXT**

PPS1 (Delivering Sustainable Development)

Somerset & Exmoor National Park Joint Structure Plan Review STR1 (Sustainable Development).

Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

### **ASSESSMENT**

The main issues in the determination of this application concern the visual impact of the proposed development upon the character and appearance of the locality and secondly whether the amenity of local residents would be adversely affected.

Rhodes Close is characterized by its open plan layout, controlled through the removal of Permitted Development Rights for the erection of inter alia, fences. The proposed development would involve the continuation of the existing fence line towards the public footpath 3.6 m, but would not bound it. The fence would be set well back from the front elevation of the dwelling, however, it is considered that the existing open space to the side of the existing enclosure forms an important and integral role in the character of the estate and the extension of the fence line would

exacerbate its prominence within the street scene. Whilst the Parish Council raises no objection to the proposal it is considered that the fence would appear an incongruous feature detrimental to the visual amenities and would erode the open character of the estate. The extension of boundary enclosure if allowed would result in an expanse of fencing and would form a dominant feature within the street scene without any planting proposed to mitigate its impact.

It is considered that by reason of the proposed siting and the existing separation distances the extension would not appear so oppressive as to harm the residential amenity of local residents as to substantiate refusal on such grounds. However, the concerns of residents as to the scale and appearance are noted and are addressed above.

### **RECOMMENDATION**

Permission be REFUSED for the reason that the proposed development by reason of its siting, height, extent and appearance would appear an incongruous and intrusive feature which would erode the open character of the estate and detract from the visual amenities of the area. As such the proposal would be contrary to Somerset & Exmoor National Park Joint Structure Plan Review Policy STR1 and Taunton Deane Local Plan Policies S1 and S2.

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

**CONTACT OFFICER: MR A PICK Tel: 356586**

NOTES:-