

43/2008/059

MRS DEBORAH SAGE

REDUCTION IN HEIGHT OF EXISTING FENCE BY 300MM, 32 SEYMOUR STREET, WELLINGTON.

313361/121136

FULL

PROPOSAL

Planning permission was refused at Planning Committee on 26 March 2008, reference 43/2008/016, for an already constructed 1.5m high close boarded fence with 300mm high trellis above, on the grounds that it constitutes an incongruous feature in the street scene with an adverse impact on visual amenity. Enforcement action was deferred for 3 months to allow for a further application to be submitted.

The current proposal seeks to reduce the height of the close boarded fence from 1.5m to 1.2m with 300mm trellis retained above.

CONSULTATIONS AND REPRESENTATIONS

TOWN COUNCIL – Recommend approval

COUNTY HIGHWAYS AUTHORITY – I have no objection in principle to the proposal. The fence does not have a detrimental effect on the visibility of vehicles using the junction of Seymour Road, Holyoake Street and Bovet Street. It is noted from my site visit there are two vehicular accesses at the site, it should be ensured, in the interests of highway safety for all road users, and there is no obstruction to visibility greater than 900mm, 2.0m back and parallel to the nearside carriageway edge over the entire site frontage. This will provide vehicular visibility splays for vehicles emerging to see approaching traffic. It would appear that such splays would be easily achievable given the width of the adjoining footway. The height of the fence does not provide any pedestrian visibility for vehicles emerging to see people utilising the adjoining footway the accesses should ideally incorporate splays on both its sides to the rear of the existing footway based on co-ordinates of 2.0m x 2.0m.

1 LETTER OF SUPPORT has been submitted on the grounds that the fence represents a great improvement on the fir trees that were there before.

ASSESSMENT

Whilst the reduction in height by 300mm could be considered modest, in this particular instance it is not immaterial, and would make a significant difference to the impact on the street scene. Given that the applicant is additionally prepared to stain/paint the fence and plant shrubs and climbers, I consider that it would be now unreasonable to resist the amended proposal.

The County Highways Authority advise that both accesses should 'ideally' incorporate pedestrian splays is considered excessive.

RECOMMENDATION

That permission be granted subject to conditions of reduction in height being carried out within 2 months, fence to be stained/painted and landscaping.

REASON(S) FOR RECOMMENDATION:-

The proposed development would not adversely affect visual amenity, nor road safety, and therefore will not conflict with 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: 356465 MR J GRANT

NOTES: