

43/2008/016

MRS DEBORAH SAGE

## **RETENTION OF FENCE AT 32 SEYMOUR STREET, WELLINGTON**

313361/121139

RETENTION OF BUILDINGS/WORKS ETC.

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### **PROPOSAL**

The proposal is retrospective and comprises the erection of a six feet high close-boarded timber fence with trellis atop, along the property's frontages with Holyoake Street and Seymour Street.

The applicant advises that the fence replaces 15 feet high Leylandi trees, brick red stain has been purchased, climbing plants will be planted, road safety has been improved since the fence was constructed, and the fence provides a safe area for children to play unsupervised.

### **CONSULTATIONS AND REPRESENTATIONS**

TOWN COUNCIL – Support. Councillors felt the fence was a big improvement on the previous Leylandi hedging and felt it not only improved visibility for motorists but was more visually pleasing too.

COUNTY HIGHWAYS AUTHORITY - I have no objection in principal 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 ensure, in the interests of highway safety for all road users, that 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 - accompanies the planning application.

4 LETTERS OF SUPPORT - have been submitted on the following grounds: The proposal represents a vast improvement to the Leylandi which were not only an eyesore but hindered walking; the Leylandi were nothing but a rubbish tip; road and pedestrian safety have been improved; the Leylandi cut out too much light; elevation or removal of the fence would be unnecessary and detrimental to the property and area; and security in the area has improved.

## **POLICY CONTEXT**

Policies S1 and S2 of the Taunton Deane Local Plan seek to safeguard, inter alia, visual amenity and road safety

## **ASSESSMENT**

Whilst acknowledging that the felled Leylandi were an eyesore and that road safety has improved, the fence does constitute an incongruous and obtrusive feature in the street scene. Application of an appropriate stain and the planting of climbing plants would certainly soften the impact, at the height and breadth are so extensive that the impact cannot be properly ameliorated.

Whilst the proposal is recommended for refusal, the County Highways Authority concern that pedestrian splays be provided is considered excessive and is not therefore reflected in the proposed reasons for refusal.

## **RECOMMENDATION**

Permission be REFUSED on the basis that the fence constitutes an incongruous feature in the street scene and visual amenity is adversely affected.

It is also recommended that the Solicitor to the Council be authorised to serve an Enforcement Notice and take prosecution action subject to obtaining satisfactory evidence that the Notice has not been complied with.

## **REASON(S) FOR RECOMMENDATION:-**

The fence constitutes an incongruous feature in the street scene and visual amenity is adversely affected. Accordingly, the proposal is considered contrary to Taunton Deane Local Plan Policies S1 (General Requirements) and S2 (Design).

**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: