

52/2004/017

MR M J COLLIER

ERECTION OF 1.8 M HIGH FENCE AT 3 STONE CLOSE, COMEYTROWE.

21065/22861

FULL PERMISSION

PROPOSAL

The proposal is for the erection of a 1.8 m high wooden fence to the front of the dwelling. The proposed fence is at right angles to the road, running parallel to the neighbour's drive. The fence does not enclose the front garden.

CONSULTATIONS AND REPRESENTATIONS

PARISH COUNCIL in line with their views over a number of years, the Council wishes to oppose the fence, which is in the front garden on an open plan estate. Although the view of the fence would be limited as you enter Stone Close, it would be obvious from other properties in Stone Close and when you leave the Close. It therefore has a detrimental effect on the Close and sets a dangerous precedent for the future.

POLICY CONTEXT

Policy S1 (General Requirements) of the Taunton Deane Local Plan Revised Deposit stipulates that development should not harm the appearance of any street scene or the character of any area.

ASSESSMENT

Whilst the proposed fence is located to the front of the property, it would not enclose the front garden. The fence would run parallel to the neighbouring garage, and would not project beyond it. The garage would obscure views of the fence when entering the Close, and even when viewed from within the Close would provide the backdrop against which the fence would be seen. For these reasons it is not thought that the fence would harm the visual amenities of the locality, nor the open plan character of the area. Any future applications for fencing in the area would be assessed on their own merits, as it is not considered that the current scheme would set a precedent. Therefore, the proposal is deemed to be acceptable.

RECOMMENDATION

Permission be GRANTED subject to conditions of time limit, materials and note re works to be carried out in accordance with approved plans.

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: