

MC/15/0560

Date Received: 20 February, 2015

Location: 1 Valerian Close, Weeds Wood, Chatham, ME5 0PP

Proposal: Retrospective application for the construction of a 1.9m close boarded fence to side boundary and 1.1m high vehicular access gate

Applicant: Mr A Gmiterek

Agent:
Ward Walderslade

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 29 April, 2015.

Recommendation - Refusal

- 1 The height of the boundary treatment is excessive and results in a form of development which is unduly prominent from the wider street scene and is detrimental to the low level character of boundary treatment in the area, contrary to Policy BNE1 of the Medway Local Plan 2003.

Proposal

The application seeks retrospective permission for the construction of a 1.9m high close boarded fence and 1.1m high vehicular access gate to the side boundary (eastern boundary).

Representations

The application has been advertised by individual neighbour notification to the owners and occupiers of neighbouring properties.

Two letters of objection have been received with the following comments:

- Fence is too high on the main road.
- Safety hazard when exiting drive onto main road.
- Fence is unsightly and an eyesore.

A further letter of objection has been received, however, this objection is anonymous and therefore the comments are unable to be considered within this report.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework, 2012 and are considered to conform.

Planning Appraisal

Background

This planning application has been submitted as a result of an enforcement investigation. The boundary fencing has been erected in excess of 1m high adjacent to a highway.

Design

The proposed development will be seen from neighbouring properties, gardens and from within the street. The property sits on a prominent corner plot with its side (eastern) boundary facing onto King George Road that is a fairly main road. The fencing is located up to the footpath and has replaced a criss cross style fence of approx 1m in height. Within the vicinity, due to the fact that most of the houses along King George Road front onto the highway unlike the application property that sides on to King George Road, boundary treatment within the streetscene is predominantly fencing or walls of approx 1m high. In view of this It is considered that the height of the boundary treatment to the side of the property fronting on to King George Road is excessive and results in a form of development that is unduly prominent from the wider street scene and is detrimental to the low level character of boundary treatment in the area.

The vehicular access gates at a height of 1.1m would be considered acceptable in height and design and fit in with the height of other surrounding boundary treatment fronting King George Road.

Overall the development is considered to be contrary to Policy BNE1 of the Medway Local Plan 2003.

Amenity

It is not considered the proposal would have a detrimental impact on neighbours in terms of daylight, sunlight, outlook and privacy. The proposal is therefore considered to accord with Policy BNE2 of the Medway Local Plan 2003.

Highways

The vehicular access gates slide open and therefore do not create an obstruction to the highway by opening out onto the footpath. Vision splays of 2m x 2m are provided from the centre of the driveway and therefore considered adequate for vehicles to safely exit the driveway without causing an impact in terms of pedestrian safety. The proposed development is considered to be in accordance with Policy T2 of the

Medway Local Plan 2003.

Conclusions and Reasons for Refusal

The height of the boundary treatment is excessive and results in a form of development which is unduly prominent from the wider street scene and is detrimental to the low level character of boundary treatment in the area, contrary to Policy BNE1 of the Medway Local Plan 2003.

The application would normally be determined under delegated powers but is being referred to Planning Committee at the request of Cllr Adrian Gulvin who considers that the issue of impact on street scene is one that is most appropriately considered by the Committee in this instance.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>