

<b>Application</b> 10/01409/F	<b>No:</b>	<b>Ward: Bloxham and</b> <b>Bodicote</b>	<b>Date</b> 15.09.2010	<b>Valid:</b>
<b>Applicant:</b>	Mrs Christine Timms			
<b>Site Address:</b>	29 Red House Road, Bodicote, Banbury			

**Proposal:** Fence to Northern boundary of front garden

## 1. Site Description and Proposal

- 1.1 The application site is located within a modern estate layout within the village of Bloxham. The site comprises a detached two storey dwelling which has an attached garage to the north. There is an open garden to the front of the property and a private garden is located to the rear of the dwellinghouse. The front garden is currently enclosed to the north by a 2 metre high hedge and to the south and to either side of the dwelling by a 1.9 metre high timber fence. The site is located within an area of High Landscape Value.
- 1.2 This application seeks planning permission for the erection of a timber fence to the northern boundary, measuring 1.9 metres and reducing to 1.5 metres to the front of the site. The fence is to be painted green to match the existing fence to either side of the property and to the south. Planning permission is required for the fence because the original planning permission for the dwelling included a condition to retain open frontages without enclosures.

## 2. Application Publicity

- 2.1 The application has been advertised by a press notice and neighbour letters.
- 2.2 No third party letters have been received.

## 3. Consultations

- 3.1 Parish Council – no objections
- 3.2 Local Highway Authority – no objections

## 4. Relevant Planning Policies

- 4.1 **Planning Policy Statement 1 (PPS1)**
- 4.2 **Cherwell Adopted Local Plan November 1996**  
Policy C28: Layout, design and external appearance of new development

## 5. Appraisal

- 5.1 The existing front garden is currently enclosed to the north by a 2 metre high hedge and to the south and to either side of the dwelling by a 1.9 metre high timber fence. The erection of a 1.9 metre high fence on the northern boundary in place of the existing hedge would in my opinion respect the appearance of the existing enclosures on the site and within the locality. In visual terms the proposed fence would sit comfortably within the street scene and would be considered to be in accordance with Local Plan policy C28.
- 5.2 The proposed fence would not restrict any views from the site onto the adjacent highway, it would actually improve the vision to the north. The proposal would therefore not adversely affect highway safety.
- 5.3 The proposed fence would be located in place of the existing 2 metre high hedge and sited 2 metres from the side of the neighbours property. The proposed fence would not be considered to cause any undue harm to the occupiers at number 43 Rookery Close and certainly would not cause any harm over and above that of the existing hedge.

## 6. Recommendation

**Approval**, subject to the following conditions:

1. That the development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and following plans:
  - Plan 1 Site Location Plan
  - Plan 2 Block Plan

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government Guidance within PPS1: Delivering Sustainable Development

3. The fence shall be painted forest green to match the colour of the existing fence panels to the south.

Reason: To ensure the development is finished in colour in harmony with the existing features within the locality to comply with Policy C28 of the Cherwell Local Plan.

**Reason for the grant of planning permission**

The Council, as the local planning authority, has determined this application in accordance with the development plan, unless material considerations indicate otherwise. Incorporating and adhering to the above conditions, the development is considered to be acceptable on its planning merits as the proposed development is of a scale, siting and appearance appropriate within the locality which would not adversely affect highway safety or neighbouring residential amenity. As such the proposal is in accordance with saved Policy C28 of the adopted Cherwell Local Plan and guidance contained within PPS1: Delivering sustainable development. For the reasons given above<sup>3</sup> and having regard to all other matters raised including third party representations, the Council considers that the application should be approved and planning permission granted subject to appropriate conditions as set out above.

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