

<b>APPLICATION NUMBER:</b>	LW/07/1107	<b>ITEM NUMBER:</b>	<b>12</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs Awcock	<b>PARISH / WARD:</b>	Wivelsfield / Chailey & Wivelsfield
<b>PROPOSAL:</b>	Planning Application for Section 73A Retrospective application for retention of fence to back garden		
<b>SITE ADDRESS:</b>	Keystone, Green Road, Wivelsfield Green, East Sussex, RH17 7QD		
<b>GRID REF:</b>	TQ 3420		

✖

## **1. SITE DESCRIPTION / PROPOSAL**

1.1 Retrospective planning permission is sought for the retention of a fence to the rear garden of Keystone, located on a corner plot at the junction of Green Road and Eastern Road in Wivelsfield.

1.2 The fence is located along the south-east boundary of the site, starting 22m from the corner junction and extending for a length of approximately 20m, before turning in away from the road for 5m. The fence is timber close boarded at a height of 1.8m and is separated from the road by a highway verge of about 6m depth.

## **2. RELEVANT POLICIES**

**LDLP: – ST03 – Design, Form and Setting of Development**

## **3. PLANNING HISTORY**

No relevant planning history.

## **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**Main Town Or Parish Council – Object to the application on the following grounds -**

1. The fence is totally out of keeping with the rural aspect of Eastern Road.
2. The construction of the fence involved the removal, without permission, of an established roadside hedge.
3. If approved, it could set a precedent which could further destroy the rural aspect of Eastern Road.

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 None

## **6. PLANNING CONSIDERATIONS**

6.1 The main consideration in the determination of this application is whether the fence is detrimental to the visual amenities and character of the streetscene.

6.2 The road is largely characterised by hedgerows and large trees set back from the highway by grass verges, however there are similar fences visible at both the property adjoining the site and the property opposite. The road has a rural feel to it particularly at the southern end but the northern end where the application property is situated is close to the junction and faces on to a large tarmac parking area, lessening its rural character. The fence does not extend to the corner at the junction with the main road and is therefore not located in a particularly visually prominent area. Furthermore the visibility of the fence is increased by its light colour which does not at present blend well with its

surroundings, however this could easily be overcome by way of a condition to paint the fence in a darker, less noticeable colour, which would largely mitigate the visibility of the fence.

6.3 Overall it is not considered that the fence in its location set back from the road and away from the prominent position of the junction is visually intrusive or out of character with the streetscene and is considered acceptable subject to a condition requiring the fence be painted a darker colour.

## **7. RECOMMENDATION**

That planning permission is granted.

### **The application is subject to the following condition:**

1. Within 1 month of the decision date of the development hereby approved, details/samples of the stain/colour for the fence shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To reduce the visibility of the fence and to ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

### **This decision is based on the following submitted plans/documents:**

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Block Plans	8 October 2007	1:500
Photographs	8 October 2007	1
Photographs	8 October 2007	2
Location Plan	8 October 2007	1:1250

### **Summary of reasons for decision and any relevant development plan policies/proposal:**

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.