HUNTINGDONSHIRE DISTRICT COUNCIL

24/02203/HHFUL

OFFICER REPORT

Case No: **24/02203/HHFUL** **Householder (Full)**

Proposal: **Erection of new close-boarded fencing with concrete gravel boards and posts.**

Location: **3 Evans Close Brampton Huntingdon**

Applicant: **Mr Chris Cooke**

Grid Ref: **520700 271146**

DESCRIPTION OF SITE AND APPLICATION

The dwelling is a semi-detached two storey buff brick dwelling with tiled cladding to the first floor. An overgrown leylandii hedge runs along the front and side boundary of the application site. The site is located within a residential area of Brampton.

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

The site is situated in flood zone 1 and there are no designated heritage assets in the vicinity.

The application is for the removal of a Leylandii hedge and replacement with fencing with concrete gravel boards and posts. It is noted that following Officer concerns, revisions have been received reducing the height of the boundary treatment to the front of the property and providing planting to the front of the fencing to soften the appearance of the boundary treatment. Due to the minor amendment of the proposal and noting that there were no objections to the original submission, it was not considered necessary to reconsult on the application.

NATIONAL GUIDANCE

The National Planning Policy Framework (December 2024) (NPPF 2024) sets out the three objectives - economic, social and environmental - of the planning system to contribute to the achievement of sustainable development. The NPPF 2024 at paragraph 10 provides as follows: 'So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).'

The NPPF 2024 sets out the Government's planning policies for (amongst other things):
* delivering a sufficient supply of homes;
* building a strong, competitive economy;
* achieving well-designed safe places;
* conserving and enhancing the natural, built and historic environment.

Planning Practice Guidance and the National Design Guide 2021 are also relevant and material considerations.

For full details visit the government website: https://www.gov.uk

PLANNING POLICIES

Huntingdonshire's Local Plan to 2036 (Adopted 15th May 2019)
LP11: Design Context
LP12: Design Implementation
LP14: Amenity
LP31: Trees, Woodland, Hedges and Hedgerows

Huntingdonshire Design Guide Supplementary Planning Document (2017):
* Place Making Principles - Part 3.8 Building Detailing

Local policies are viewable at https://www.huntingdonshire.gov.uk

PLANNING HISTORY

77/00579/FUL – Extension – permission granted 04.07.1977
83/00797/FUL – Extension to dwelling - permission granted 12.07.1983

CONSULTATIONS

Brampton Parish Council recommends approval.

CCC Highways Department – no objections. It was noted that the indicative highway records indicate that the highway boundary is at the rear of the footway. There will be no significant adverse effect upon the Public Highway as a result of the proposal.

REPRESENTATIONS

No objections received at time of determination.

SUMMARY OF ISSUES

The main issues to consider in the determination of this application are:
- Design and Visual Amenity
- Residential amenity
- Trees, Woodland, Hedges and Hedgerows

*Design and Visual Amenity

Policies LP11 and LP12 of the Huntingdonshire Local Plan to 2036 state that developments should respond positively to their context, draw inspiration from the key characteristics of its surroundings and contribute positively to the area's character and identity.

The proposal is for the removal of a Leylandii hedge and replacement with fencing with concrete gravel boards and posts. It is noted that during the lifetime of the application revised plans have been received in response to concerns raised by Officers. The local area is characterised by either an absence of front boundary treatments or with low brick or hedging. The original proposal was for a six foot fence to the front and side of the property replacing an overgrown Leylandii hedge. It is considered that this would introduce a stark and incongruous feature to the street scene. Revised plans have reduced the height of the fence to the front of the property to 1 metre, increasing to 1.8 metres along the side boundary. The fencing is now set back by half a metre to allow for planting in front of the fencing, which will help to soften the appearance of the fencing. It is noted that this arrangement exists within close proximity to the property and is therefore considered acceptable.

Therefore, overall, it is considered that the scale, bulk and design of the proposal complements the host building and would not harm the general character of the area. The proposal, therefore, accords with LP11 and LP12 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

*Residential Amenity

Policy LP14 of the Local Plan to 2036 states a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings.

Due to the nature and location of the proposed boundary treatment, there will be no significant detrimental impact upon the residential amenity of neighbouring properties.

Therefore, the development is considered acceptable in terms of overshadowing, overlooking, loss of privacy, loss of light and would not have a significant impact upon residential amenity. The proposal, therefore, accords with LP14 of Huntingdonshire's Local Plan to 2036 (2019) in this regard.

* Trees, Woodland, Hedges and Hedgerows

Policy LP31 of the Local Plan to 2036 states a proposal will only be supported where it seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development.

It is noted that the existing Leylandii hedge is overgrown, in a poor state of repair and of low ecological value. It is to be replaced with close boarded fencing set back from the boundary by half a metre to allow for planting in front of the new boundary treatment. It is considered that the replacement planting will be of better quality and provide a higher level of ecological value.

Therefore, the proposals are considered to accord with Policy LP31 of Huntingdonshire's Local Plan to 2036.

*Conclusion
The proposed development is considered to be compliant with the relevant national and local policy as it:
* Is of an appropriate scale and design;
* Would not have a harmful impact upon the character and appearance of the area;
* Would not have a significantly detrimental impact upon the amenity of neighbours;
* Would not have a significantly detrimental impact upon trees, woodland, hedges and hedgerows.

Taking national and local planning policies into account, and having regard for all relevant material considerations, it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

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CONTACT OFFICER:
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