



Date: 01/06/2022

6 Coombe Drive, Addlestone, KT15 1DB



Scale: 1:1,000

0 25 50 m

RU.22/0262



COMMITTEE AGENDA REFERENCE: - 5A

APPLICATION REF:	RU.22/0262
LOCATION	6 Coombe Drive, Addlestone, KT15 1DB
PROPOSAL	Replacement of existing fence with 1.8m high decorative panel fencing and continuation of panel fencing over existing driveway to rear of site (part retrospective)
TYPE	Full Planning Permission
EXPIRY DATE	14/04/2022
WARD	Ottershaw
CASE OFFICER	Catrin Davies
REASON FOR COMMITTEE DETERMINATION	Number of letters of representation received
<i>If you have questions about this report please contact Ashley Smith, Victoria Gibson or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	Grant consent subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application site comprises a detached chalet bungalow located within the urban area. The site is a corner plot located on the north-eastern side of Coombe Drive, and on the corner of the road which provides access to Rothwell Gardens, a small cul-de-sac of 4 dwellings located to the rear. This part of Coombe Drive is characterised by detached bungalows with first floor accommodation in the roofspace, and of similar design. The front gardens are generally open, with soft landscaping and driveway. Further to the west, the house types change to two storey detached properties.

3. APPLICATION DETAILS

- 3.1 The application seeks retrospective consent for a decorative fence which has been erected along the northern boundary of the site, adjacent to the footpath and section of Coombe Drive that provides access to the 4 properties of Rothwell Gardens. The fence panels are approximately 1.8m in height however there is a slight variation in panel height due to the ground level changes. The panel heights range from 1.65m to 1.9m, and the support posts an additional 10-15cm in height above the fence panel. The fence replaces an existing low (0.4m high) brick wall with 1.6m timber fence which sat on top and had a combined total height between 2m and 2.3m above ground level. The previous fence had a total length along the northern side boundary of approximately 18.45m. The current application extends the fence further towards the rear across the rear driveway to adjoin the rear boundary hedge, an additional length of 3.6m, with a total length of 22.1m. The fence comprises horizontal panels manufactured from recycled products, dark grey/blue in colour and with central panels of artificial grass.
- 3.2 Whilst a new fence has been erected which extends the full length of the northern side boundary and wraps around the corner and across part of the front boundary, the current application is only seeking permission for the part of the new fence along the northern boundary for a length of 22.1m, extending to approximately the start of the bend in the road. It is also noted that the fence posts as erected are higher than those proposed under the current application and the applicant has confirm that the intention to reduce the height of the posts to reflect the submitted plans. The proposed plans also illustrate a proposed 2m high decorative fence along the side boundary between the application property and no. 4 Coombe Drive. However, the new side boundary fence between the properties would not

require planning permission as it would comprise permitted development. A separate planning application has recently been submitted for fencing and gates to the front of the dwellinghouse as referenced at 4.4 below.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:
- 4.2 RU.22/0513 - Installation of a new flat (warm) roof dormer to the front elevation, widening of the existing front dormer & replacement flat (warm) roof above. Under Consideration
- 4.3 RU.22/0515 - Demolition of existing garage and the construction of an outbuilding – Under Consideration
- 4.4 RU.22/0786 - The construction of a 1.65m fence and electric gates – Under Consideration
This application relates to proposed fencing and sliding gate to the front of the dwellinghouse and along part of the southern side boundary.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPGs which might be a material consideration in determination:
Runnymede Design SPD (July 2021)

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
SCC County Highway Authority	No objection

Representations and comments from interested parties

- 6.2 9 Neighbouring properties were consulted in addition to the application being advertised on the Council's web site and 10 (household) letters of representation have been received which can be summarised as follows:
 - The side fence does replace existing and therefore acceptable
 - Highway safety issue
 - Perception of crime
 - Planning restricts fences over 1m
 - Design of the fence
 - Set a precedence for other fences
 - The plans do not clearly show the original fence line. The plans show the original fence to go beyond that which was originally there.
 - As this is retrospective the plans should show all the fence
 - The fence has been erected without planning permission against regulations

- The letters suggested putting a condition to allow a replacement fence which replicated the pre-existing fence. There were trees and hedges which needed to be removed as such the application form is incorrect. (*Officer Comment: A site visit confirmed that there is still soft landscaping within the front garden. There were no TPO trees or significant trees to the street scene which were removed for the proposal.*)
- A fence is not required for privacy
- Boundary dispute (*Officer Comment- Any boundary issues are not a planning matter.*)

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the visual impact on the street scene and existing character, neighbouring amenities and highway considerations.
- 7.2 It is important to acknowledge this is a part retrospective application. The proposed fence has been erected on site albeit the height of the support posts have yet to be reduced in height to reflect the proposed plans. The new fence as erected on site, is not just located along the northern side boundary but also extends forward wrapping around the corner of the road and front garden. However, whilst letters of representation received have raised concerns about the full extent of the fence as erected on site, including front section of fence, the current application is only seeking retrospective consent for part of the new fence. A separate planning application has recently been submitted for the front section of fence and this is under consideration at the current time. This application only considers the section of fence for which retrospective permission is sought and as reflected within the proposed plans and not the fully extent of the fence as erected on site. Therefore, if this application was to be granted planning approval, the remaining section of new fence to the road corner and front boundary would remain unauthorised.
- 7.3 The section of fence to which this application relates would largely replace a previous low wall and timber fence. The previous fence had a total length along the northern boundary of 18m and a total height of 2m to 2.3m. Permitted development under Schedule 2 Part 2 Class A of the General Permitted Development Order allows for the replacement of fences, walls and forms of enclosure, provided it does not exceed its former height or 1m when adjacent to a highway, whichever is the greater. As the previous fence and wall is understood to have had a height ranging from 2m to 2.3m, the current fence as illustrated on the plans submitted does not exceed this former height and therefore the 18m length of fence replacing the existing would constitute permitted development and this is therefore a material consideration in the assessment of the current application.
- 7.4 The current planning application seeks permission for a fence 22.1m in length along the northern side boundary to include an additional approximately 3.7m beyond the siting of the previous fence towards the rear of the site, across an existing driveway to the rear of the site, and approximately 0.4m further west. This additional section of fence would not constitute permitted development (under Schedule 2 Part 2 Class A of the General Permitted development order) and hence the current planning application.
- 7.5 The new fence extends along the northern side boundary of the property and adjoins the rear boundary hedge, where Coombe Drive meets the small close of Rothwell Gardens. There is a change in surface material along the road where the road changes. Rothwell Gardens is a small cul-de-sac which serves four 2 storey dwellings. As the majority of the fence would comprise permitted development as it would not exceed the height of the former fence, the additional 3.7m length to the rear of the site and 0.4m to the front, is not considered detrimental to the appearance of the street scene. The fence is constructed from composite recycled materials with central panels of artificial grass. Whilst this is a visual change from the previous timber fence panels. The artificial grass panel helps to break up the expanse of fence panelling and despite being artificial, does provide an element of 'green' appearance which helps

visually soften the appearance of the boundary fence. The extent of boundary fence to which this application relates is therefore considered to be visually acceptable and compliant with Policy EE1.

- 7.6 The fence extends across a former driveway to the rear of the site which provided access to an existing garage within the rear garden of the application site. Whilst this has reduced the amount of off street car parking provision available for the application property, it is noted that off street parking is also provided to the front of the property for at least 2 vehicles. This would maintain a similar provision as neighbouring properties. Concerns have been raised by residents that the fence creates highway safety concerns. The new boundary fence to which this application relates is set back from the road junction and extends just marginally forward of the former fence it replaces, and therefore would not impact on existing sightlines. The Surrey County Highways Authority have assessed the application and are satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway. They have raised no objection and as such the proposal complies with Policy SD4. The additional section of fence which extends forwards of the previous fence panel, extending around the front corner of the site, does not form part of the current planning application.
- 7.7 In respect of neighbouring amenities, the proposed fence along the northern boundary would be some distance from neighbouring properties. It is screened from 3 Rothwell Garden to the rear by existing boundary hedge and would not result in harm to neighbouring amenity. The application also includes a new fence along the side boundary with 4 Coombe Drive. As this section of fence would not exceed 2m, it is not considered that there would be harm to neighbouring amenity as a result. It is also a material consideration that this section of fence would comply with permitted development. The proposal is therefore considered compliant with Policy EE1.
- 7.8 In relation to the letters received. Many letters referred to the plans not reflecting the fence which is currently on site. As set out at 6.2, the current application is only seeking retrospective permission for part of the recently erected boundary fence, as illustrated on the plans submitted. The additional section of fence to the front and extending around the corner remains unauthorised and a separate planning application has recently been submitted which is currently under consideration for this element. As the posts are currently higher than the submitted plans, in order to ensure the post height is proportionate and visually in keeping, it is considered appropriate to include a condition requiring the height of the support posts to be reduced to reflect the approved plans within 3 months of the decision.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The application does not propose additional residential floorspace and therefore would not be liable for a Community Infrastructure Levy contribution.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

9. CONCLUSIONS

- 9.1 The development is considered to be visually acceptable, with no detrimental harm to residential amenity or highway issues and has been assessed against the following Development Plan policies – EE1 and SD4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

10. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the following planning conditions:

1. List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans :

Existing and proposed 'Side – A' Elevations (001 Rev.B) received 22/03/2022

Block Plan – Proposed (dated March 2022) received 22/03/2022

Block Plan – Existing (dated March 2022) received 22/03/2022

Location Plan (dated Jan 20022) received 17/02/2022

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

2. Within 3 months of the date of this decision, the height of the support posts shall be reduced to reflect the height illustrated on the approved plans.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

Informatives:

1. The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
2. The applicant is advised that this permission relates solely to the section of fence illustrated on the approved plans. The additional section of fence which has been erected around the corner and front boundary of the site does not form part of the current planning application.
3. Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

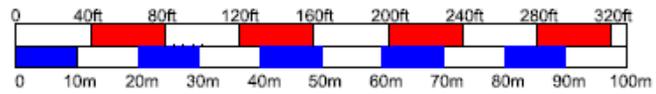
RU.22/0262 6 Coombe Drive Addlestone KT15 1DB

Location Plan

MapServe

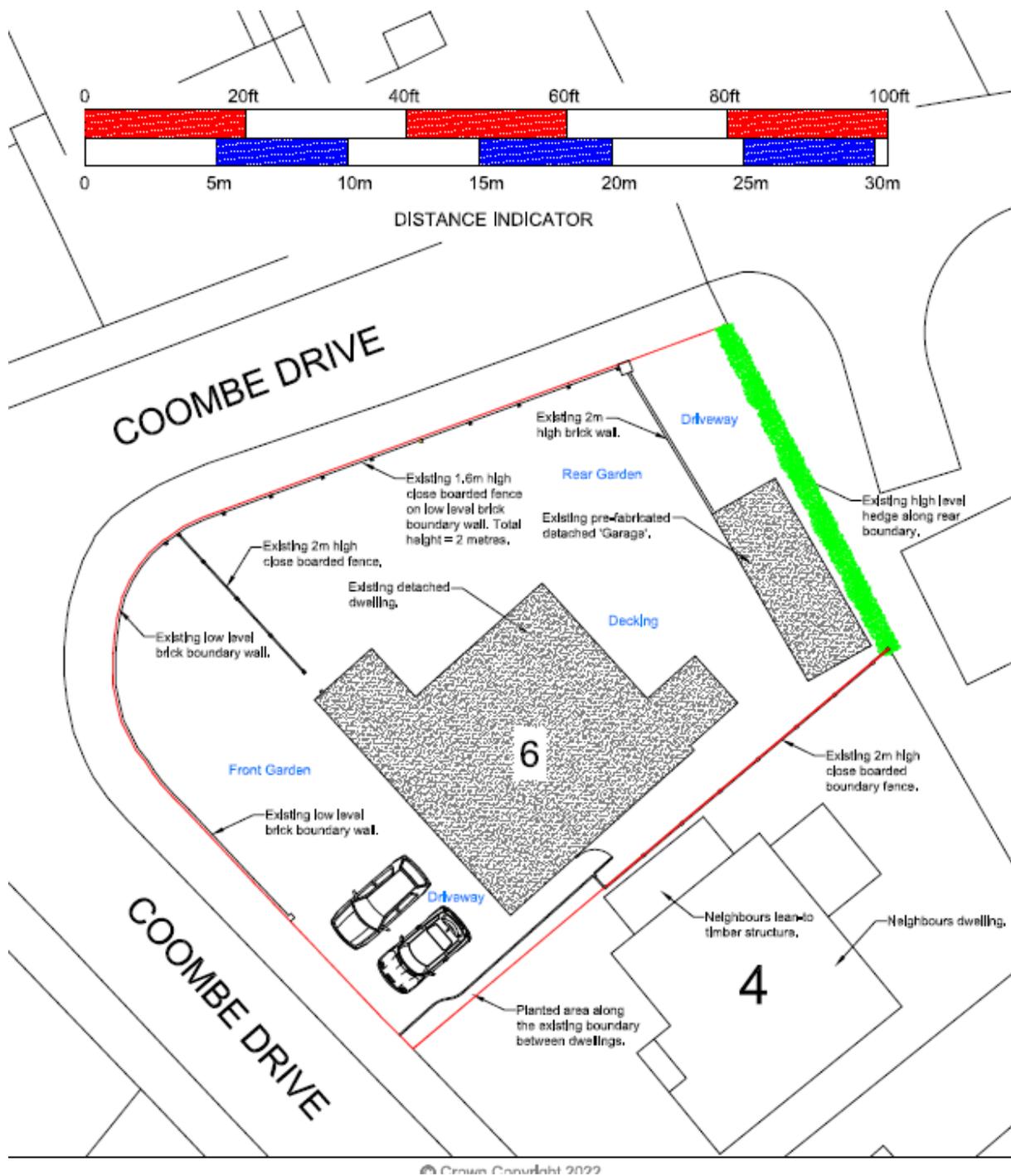


DISTANCE INDICATOR



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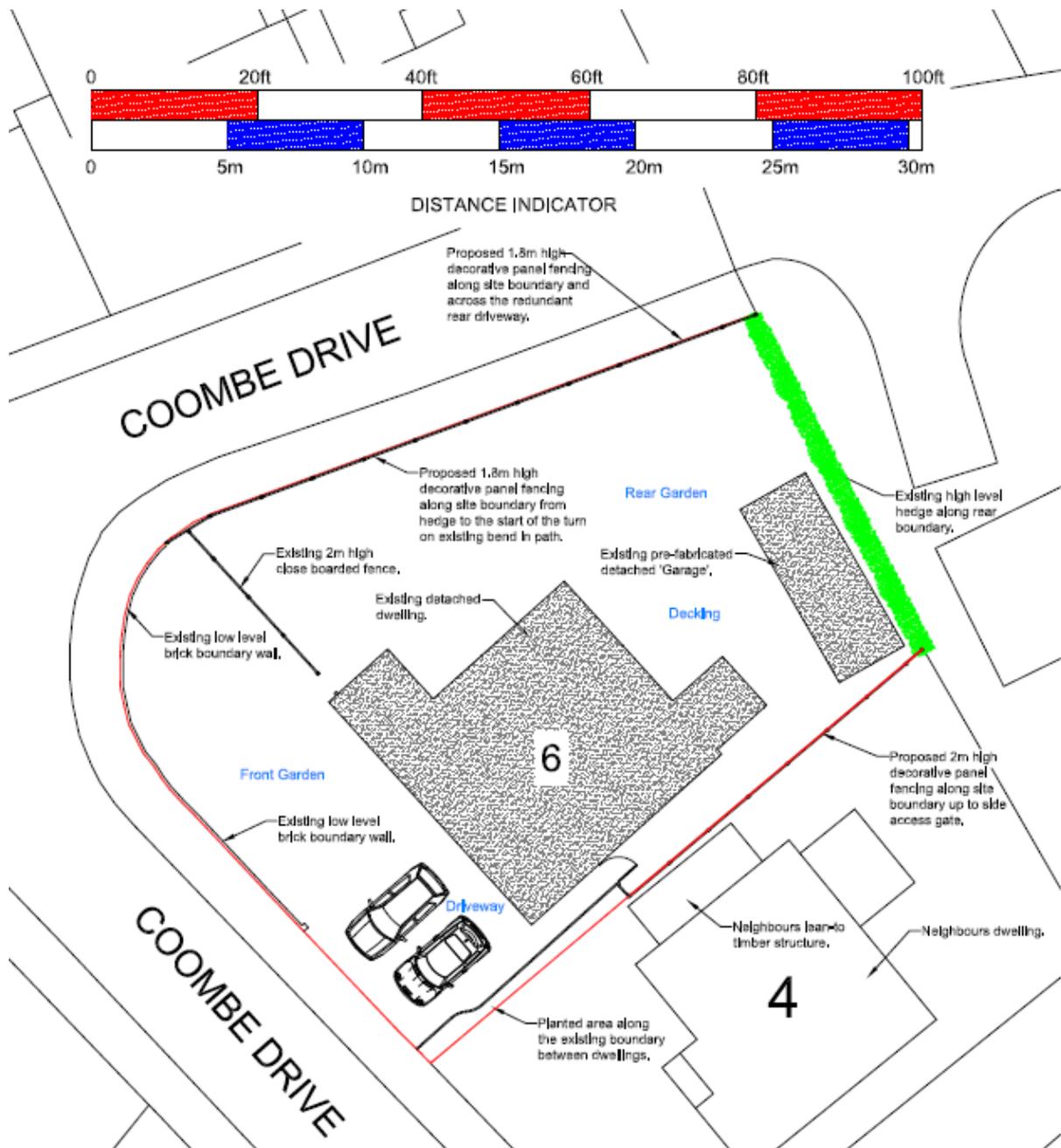
Existing Block plan



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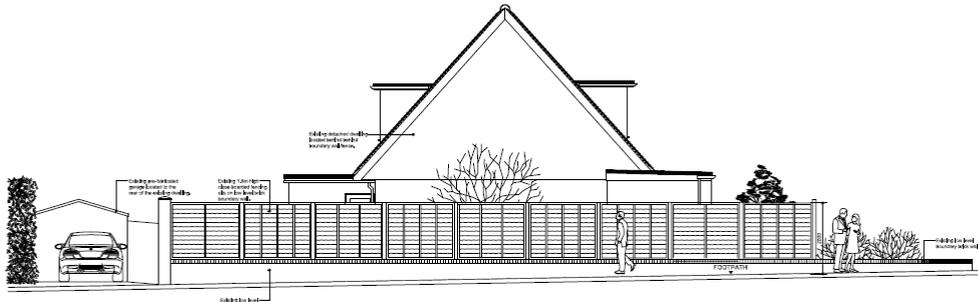
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Proposed Block Plan

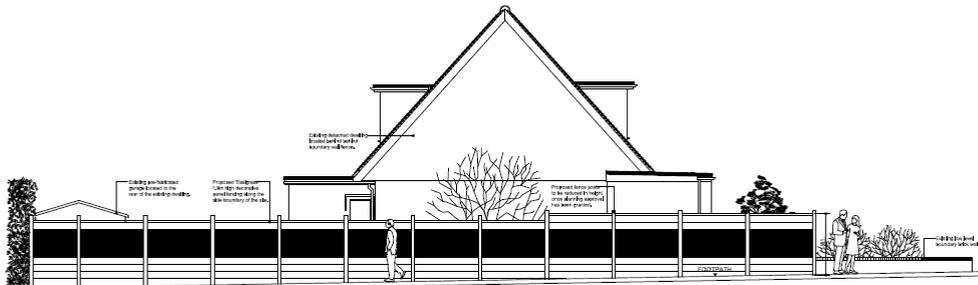


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Proposed and Existing Elevations



001 Existing - Side-A Elevation
01 Scale 1:50 @A1



001 Proposed (retrospective) - Side-A Elevation
02 Scale 1:50 @A1