

# DONCASTER METROPOLITAN BOROUGH COUNCIL

## PLANNING COMMITTEE - 25th April 2017

<b>Application</b>	<b>1</b>
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<b>Application Number:</b>	16/03152/FUL	<b>Application Expiry Date:</b>	10th February 2017
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Installation of 2.25m high fence alongside front boundary (Retrospective) (being resubmission of planning application 15/02727/FUL refused on 08/01/2106)
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<b>At:</b>	220 Cantley Lane, Cantley, Doncaster, DN4 6QT
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<b>For:</b>	Mr Robert Dakin
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<b>Third Party Reps:</b>	0	<b>Parish:</b>	
		<b>Ward:</b>	Finningley

<b>Author of Report</b>	Elizabeth Maw
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<b>MAIN RECOMMENDATION:</b>	REFUSE
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## **1.0 Reason for Report**

1.1 The application is being presented to committee at the request of local ward member Cllr Richard Allan Jones.

## **2.0 Proposal and Background**

2.1 The proposal is a retrospective application to install a 2.25m high fence on the front boundary of a residential property. The fence is alongside Cantley Lane.

2.2 The fence was refused planning consent in January 2016 because the height and colour of the fence has a negative impact on the character of Cantley Lane. The owner has let the fence weather for 1 year, painted the concrete posts green and resubmitted the application. Officers consider the fence to remain unacceptable because although the colour has improved the height remains unacceptable.

2.3 The only material planning consideration is the appearance of the fence.

## **3.0 Relevant Planning History**

3.1 Planning history relevant to the consideration of the application includes:

3.2 15/02727/FUL: Installation of 2.25m high fence alongside front boundary (retrospective). Refused on 08.01.2016 for the following reason:

In the opinion of the Local Planning Authority, the height and colour of the fence has a negative impact on the character of Cantley Lane. It would be contrary to paragraph 64 of the NPPF and local policy CS14, which advise, development that does not improve the character of an area and integrates with its surroundings should be refused.

## **4.0 Representations**

4.1 The application has been publicised by sending letters to nearby neighbours and placing a site notice near to the application site. No observations received.

## **5.0 Relevant Consultations**

5.1 No consultations were necessary.

## **6.0 Relevant Policy and Strategic Context**

National Planning Policy Framework

Doncaster Core Strategy Policy CS14 (Design and Sustainable Construction)

## **7.0 Planning Issues and Discussion**

7.1 The fence subject of this application is a timber panel fence with concrete posts, 2.25m in height. It forms the front boundary of a residential property and it stands alongside Cantley Lane.

7.2 The character of the immediate surroundings is a leafy, green area due to numerous hedgerows, shrubbery, grassed verges and a plantation on the opposite side of the road. Most front residential boundaries are low fencing or hedges, which makes the greenery the dominant feature of the lane. There is a fence next to this site and alongside Cantley Lane, which is lower than the fence proposed.

7.3 In 2016, the Local Planning Authority refused planning consent for the fence because its colour and height has a negative impact on the character of Cantley Lane.

7.4 Since the previous refusal the fence has weathered and the concrete posts have been painted green, which has improved its appearance. However, the height remains unacceptable. The height of the fence is uncharacteristically high and visually prominent on the lane. The view of officer's is that the height of the fence has a negative impact on the character of Cantley Lane.

7.5 The owner has put a supporting case together. He advises conifers were the original front boundary but they were dangerous in high winds. The owners have also experienced two frightening incidents of objects being thrown at their windows and as a result they wanted to replace the conifers with a high fence. They have also been granted a license to plant on the council verge to the front which will help the fence blend into the green character of Cantley Lane.

7.6 Whilst the owners supporting case has been acknowledged, the owners could have set the fence back from their boundary and added planting in front of the fence, which would have had similar security benefits but lessened the visual impact of the fence. Landscaping the council verge at the front of the fence will help the fence blend in but the land is in Council ownership therefore the applicant would be using DMBC land to benefit his application and as such the Planning Authority could not impose a condition for long term planting on this strip of land.

## **8.0 Summary and Conclusion**

8.1 The view of officers is that the height of the fence has a detrimental impact to the character of Cantley Lane. The fence is contrary to local policies CS14 and ENV54, which advise, development that does not improve the character of an area and integrates with its surroundings should be refused.

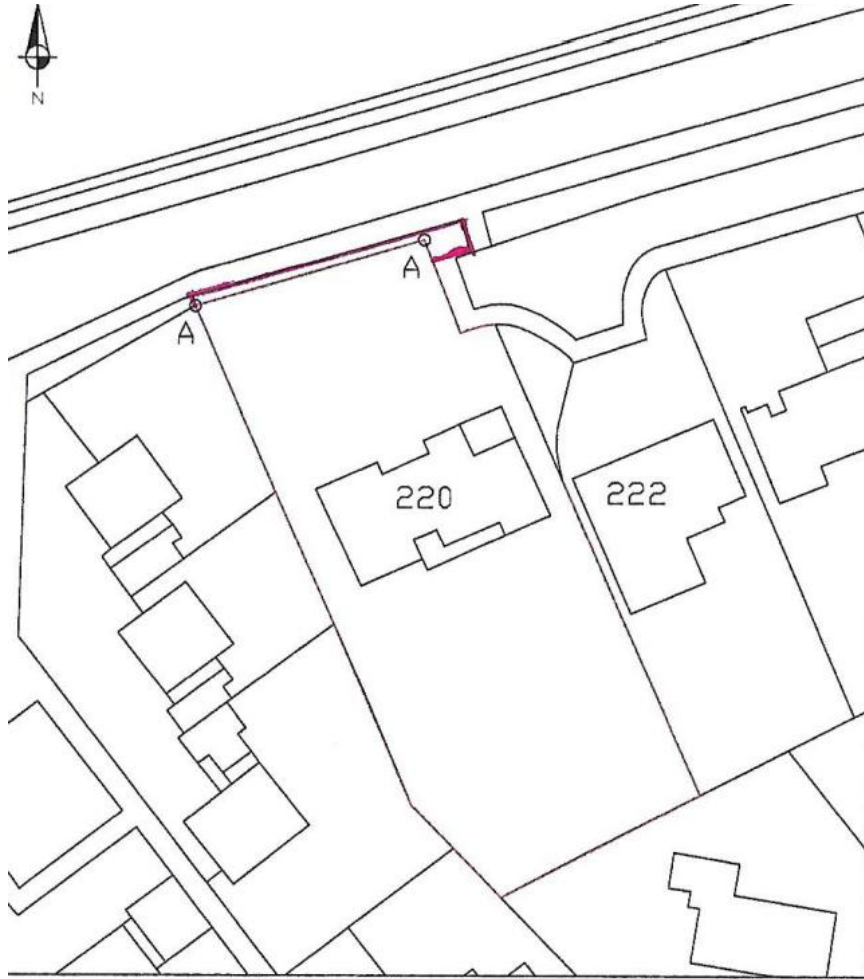
## **9.0 Recommendation**

REFUSE Full Planning Permission for the following reason.

01. U51930            In the opinion of the Local Planning Authority, the height of the fence has a negative impact to the character of Cantley Lane. It would be contrary to paragraph 64 of the NPPF and local policy CS14, which advise, development that does not improve the character of an area and integrates with its surroundings should be refused.

**The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.**

# Appendix 1: Proposed Site Plan



# Appendix 2: Proposed Design

