

13 DCCE2009/0126/F - PROPOSED PLANTING SCHEME OF GREEN BEECH HEDGE AND RETENTION OF EXISTING TIMBER FENCE. CADITH HOUSE, WHITESTONE, HEREFORD, HEREFORDSHIRE, HR1 3RX

For: Mr. & Mrs. Pearson, per Mr. J.I. Hall, New Bungalow, Nunnington, Herefordshire HR1 3NJ

Date Received: 19 January 2009

Ward: Hagley

Grid Ref: 55432, 42537

Expiry Date: 16 March 2009

Local Member: Councillor DW Greenow

1. Site Description and Proposal

1.1 Cadith House is a detached dwelling lying within open countryside and situated approximately 550 metres to the west of Withington on the southern side of the A4103. The dwelling is set within spacious grounds, the frontage of which is bounded by a 2 metre high close-boarded fence with both side boundaries being landscaped by mature hedging. The dwelling has a substantial garden and open area to the rear, however it is noted that the southern part of the open land was not part of the defined curtilage of the original permission (Ref: SH950908PF). The dwelling was granted planning permission in 1996 in view of the demonstrated horticultural need in association with the adjacent nursery enterprise, which is located approximately 45 metres to the south west of the site.

1.2 This application seeks planning permission for the retention of the existing 2 metre high close-boarded fence, as erected, with some soft landscaping to its front adjacent to A4103. The proposal is a re-submission of an identical scheme that was refused under DCCE2008/2873/F on 6th January, 2009 for the following reason:

'The existing fence by virtue of its height, length and siting would visually dominate the front aspect of the property and the wider locality. As such the retention of the fence is contrary to Policies S2 and DR1 of the Herefordshire Unitary Development Plan 2007.'

2. Policies

2.1 Herefordshire Unitary Development Plan 2007:

S2	-	Development requirements
DR1	-	Design

3. Planning History

3.1 DCCE2008/2873/F - Proposed planting scheme of green beech hedge and retention of existing timber fence. Refused 6 January 2009.

- 3.2 DCCE2008/1151/F - Proposed dwelling attached to Cadith House to accommodate staff working at Radway Nurseries. Refused 11 June 2008.
- 3.3 SH950908F - Proposed house for horticultural worker. Approved 28 October 1996.

4. Consultation Summary

Statutory Consultations

- 4.1 None.

Internal Council Advice

- 4.2 Traffic Manager: The required setback can be achieved with the fence and hedge in its current position and provided the hedge is maintained, this will effect visibility to the end of their ownership.

5. Representations

- 5.1 Withington Group Parish Council: No objection.

6. Officer's Appraisal

- 6.1 This is a retrospective application and a re-submission of an identical scheme that was recently refused under application DCCE2008/2873/F. The fence requires planning permission as it is over 1 metre in height and is adjacent to the highway. The site is in a rural location where the predominant boundary treatment fronting the highway is soft landscaping, mainly mature hedgerows.
- 6.2 In this context, it is considered that the existing fence, principally due to the height, length and siting dominates the front aspect of the property and is also particularly prominent in the wider locality appearing as a discordant feature. It fails to integrate well or harmonise with the rural setting and consequently detracts from the visual amenity of the area. The proposal involves the planting of some soft landscaping to the front of the existing fence to seek to minimise its visual impact on the locality. However the hedgerow will take time to establish before it can be of any effect. Nevertheless, it is not considered that this would sufficiently overcome the harm identified above. It is also likely that during winter months the planting would fail to provide significant screening to the fence. Furthermore, the approval for this application would make it difficult to refuse similar proposals in the locality leading to a significant deterioration in the character of the area.

Conclusion

- 6.3 As a result of the height, length and siting of this fence and the associated adverse impact upon the local area, this scheme is considered unacceptable and contrary to Policies S2 and DR1 of the Herefordshire Unitary Development Plan 2007, which aim to maintain the quality of the built environment.

RECOMMENDATION

That planning permission be refused for the following reason:

1. The existing fence by virtue of its height, length and siting would visually dominate the front aspect of the property and the wider locality. As such the retention of the fence is contrary to Policies S2 and DR1 of the Herefordshire Unitary Development Plan 2007.

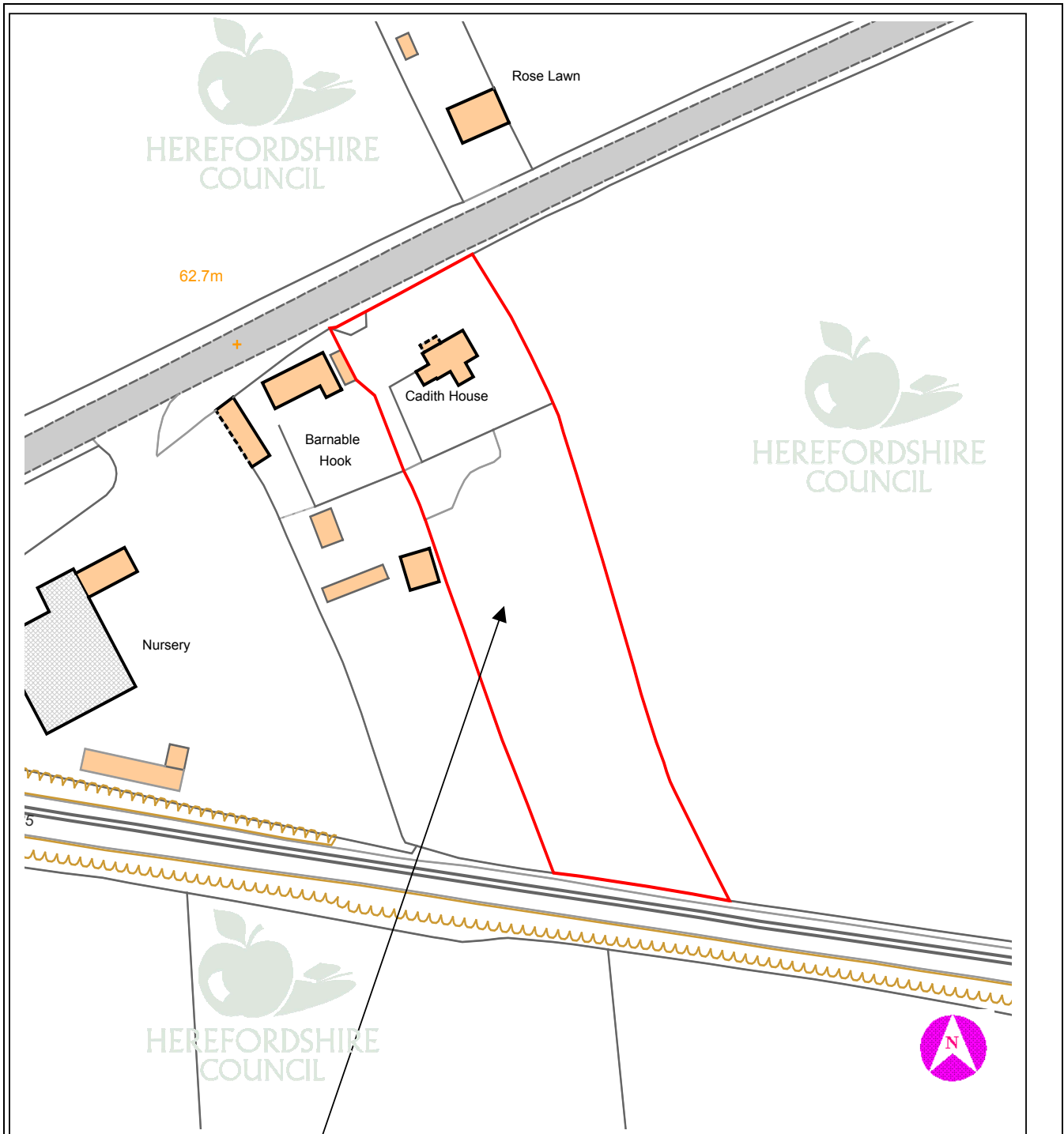
Decision:

Notes:

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Background Papers

Internal departmental consultation replies.



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APPLICATION NO: DCCE2009/0126/F

SCALE : 1 : 1250

SITE ADDRESS : Cadith House, Whitestone, Hereford, Herefordshire, HR1 3RX

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