

8 DCSE2004/2594/F - RETENTION OF BOUNDARY FENCING AT THE SKAKES, GLEWSTONE, ROSS-ON-WYE, HEREFORDSHIRE, HR9 6AZ**For: S. Feng, The Skakes, Glewstone, Herefordshire
HR9 6AZ****Date Received: 13th, July 2004****Ward: Llangarron****Grid Ref: 54786, 22618****Expiry Date: 7th September, 2004**

Local Member: Councillor Mrs. J.A. Hyde

1. Site Description and Proposal

- 1.1 The Skakes is a detached house which adjoins the east side of the A4137 about 2 km south of the junction with the B4521 St Owen Cross junction with a minor road. Along the boundary with the highway to the north of the house is a low stone wall of varying height and to the south a corrugated metal sheet fence about 2 m high. The height of these boundary walls and fences has been increased by the addition of wooden fencing. This is positioned on top of the lowest wall, partly behind and partly in front of the higher stone wall and behind the corrugated fencing. Its height varies up to a maximum of about 2.5 m. In addition short section of fencing have been erected closer to the house. This application is to retain these fences.

2. Policies**2.1 South Herefordshire District Local Plan**

Policy GD1	-	General Development Criteria
Policy C1	-	Development within Open Countryside

3. Planning History

- 3.1 There have not been any recent applications relating to this property.

4. Consultation SummaryStatutory Consultations

- 4.1 No statutory or non-statutory consultations required.

Internal Council Advice

- 4.2 Head of Engineering and Transportation has no objection to the grant of permission.

5. Representations

- 5.1 The applicant gives the following explanation:

- (1) two sections of fencing (about 7 m long x 1.6 m high and 43 m long x 5 m high) have been added on top of the wall. Former is two staggered rows,

(2) these are to protect the house from gales and water splash from the road, to filter the wind and prevent water entering the kitchen window and causing window frames to rot and rendered external walls to deteriorate.

5.2 Parish Council has no objections to this planning application.

5.3 Adjoining Marstow Parish Council has no objection.

5.4 Two letters of objection have been received, which in summary, make the following points:

Reasons for building these fences do not justify their retention as:

- (1) they are an eyesore and spoil the stone walling - both viewed from nearby houses and along road
- (2) recollection that no problem with water coming over wall and windows always open before applicants' moved in
- (3) fencing juts out blocking view of drivers on a fast road.

The full text of these letters can be inspected at Southern Planning Services, Blueschool House, Blueschool Street, Hereford and prior to the Sub-Committee meeting.

6. Officers Appraisal

6.1 The issues raised by this application are considered to be the effect on the visual amenities of the area and the effect on highway safety. On the first issue it is agreed that the fencing is not attractive, with its construction and erection crudely executed. Minor amendments would improve the appearance of these fences, for example reducing the height of the lower fence to below that of the gate pier and a less abrupt junction of this fence with the next higher section. A dark stain would also improve matters. The two other fences are taller and it would help if that adjoining the house were re-built behind, rather than being in front of the boundary wall. Subject to these changes it is considered that the harm to visual amenity is not so serious as to justify refusal of planning permission.

6.2 The extra height along the boundary does not obscure visibility of the junction with the minor road. The section of fencing that projects forward of the boundary wall does so by only a few centimetres and does not interfere with the vision of drivers on the A4137. It is not considered therefore that there would not be any significant adverse impact on highway safety.

RECOMMENDATION

That subject to the receipt of suitably amended plans with regard to height, position and appearance of the fences, the officers named in the Scheme of Delegation to Officers be authorised to issue planning permission subject to the following condition and any additional conditions considered necessary by officers.

Decision:

Notes:

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Background Papers

Internal departmental consultation replies.