APPLICATION NUMBER: 22/00433/HOUS

Application Number:	**22/00433/HOUS**
Location:	2 Sorrel Drive, Littleborough, OL15 8RU
Proposal:	Part-retrospective erection of boundary fence
Applicant:	Mr Simon Mills
Case Officer:	Phil Garner
Recommendation:	**Refuse**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The subject property is a detached two-storey dwelling occupying a corner plot at the junction with Starring Way and set within the defined urban area. The house is elevated up from the road, in particular from Starring Way which runs to the west, and has a retaining wall alongside its western boundary and to the rear (south) with the rear garden of the house raised up from the adjacent house to the south.

Description of Proposal

The scheme seeks consent to add a fence along part of the side (western) and rear (southern) boundaries to replace an existing fence, with the new fence being taller up to a maximum height at the rear of 2.2 metres and to the front corner of 1.7 metres. Part of the fence has already been put in place, with the applicant confirming that it is necessary for safety purposes due to the elevated nature of the rear garden.

Relevant History

None.

Township/Member comments

None.

Consultee responses

None.

Representations

None.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None.

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

The appearance of the existing corner plot is unusual in that it includes the retaining wall section with an older fence above, thereby already ensuring that the property is different in character to many of the more 'open plan' frontages within the wider estate.

However, whilst it is recognised that the property has an already slightly elevated position, the general layout of the properties on the vicinity includes relatively open frontages or soft boundary treatment such as hedges. Furthermore, although the existing property has a small fence to deal with the changes in levels, this is unobtrusive and is softened by planting.

It is therefore considered that the increased fence height is excessive and would be overly prominent and harmful to the street scene and visual amenity. The proposed development therefore fails to be to a high quality and does not respect the context of the layout and landscape of the area, contrary to Policies DM1 and P3.

Amenity: DM1 and SPD
DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

As the fence will replace an existing structure, and the property adjacent to the southern boundary has an attached garage without any facing windows adjacent to the boundary, it is not considered that the fence will cause any harm to the amenity of nearby occupiers.

Highways: DM1
DM1 (e) of the Adopted Rochdale Core Strategy states that development proposals should *"provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location."*

The fence is not adjudged to cause any issue in regard to visibility from the road junction over and above the existing retaining wall and fence already in place.

Recommendation: Refuse for the following reason:

1. The proposed fence by virtue of its height and layout would be overly prominent and harmful to the street scene and visual amenity. The development would therefore fail to be to a high quality and it would not respect the context of the layout and landscape of the area, contrary to Policies DM1 'General Development Requirements' and P3 'Improving Design of New Development' of the Rochdale Core Strategy and the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) along with the National Planning Policy Framework.

INFORMATIVE:
This Decision Notice relates to the following drawings:-

- Existing Location and Site Plan – Drawing no. 211-001
- Existing Plans and Elevations – Drawing no. 212-001
- Proposed Plans and Elevations – Drawing no. 412-001

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**
Report Completed	15 November 2022	Signed: P Garner
Authorisation	16 November 2022	Signed: R Carney

Report Author Philip Garner