

LOCAL REVIEW BODY

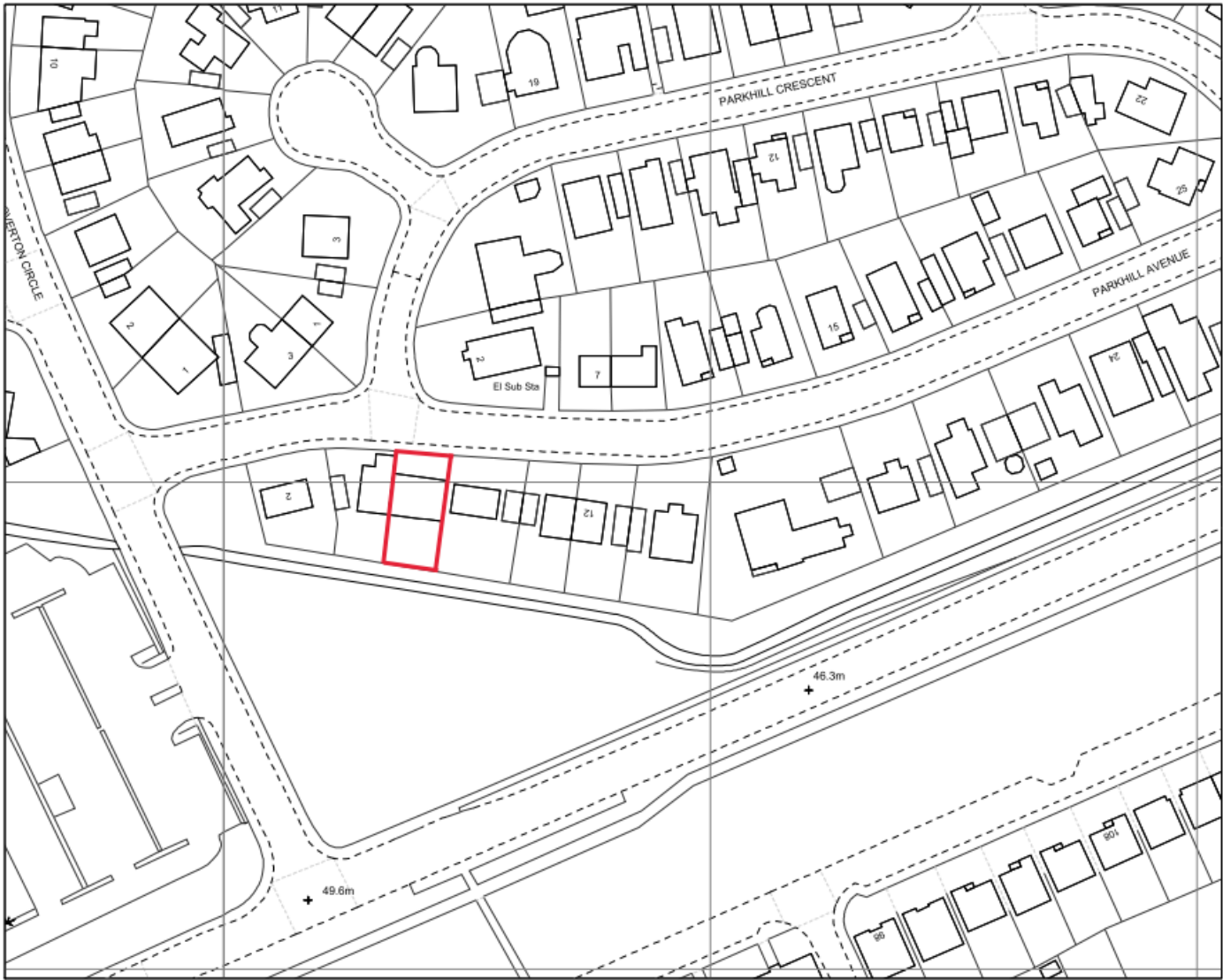


211481/DPP– Review against refusal of planning permission for:

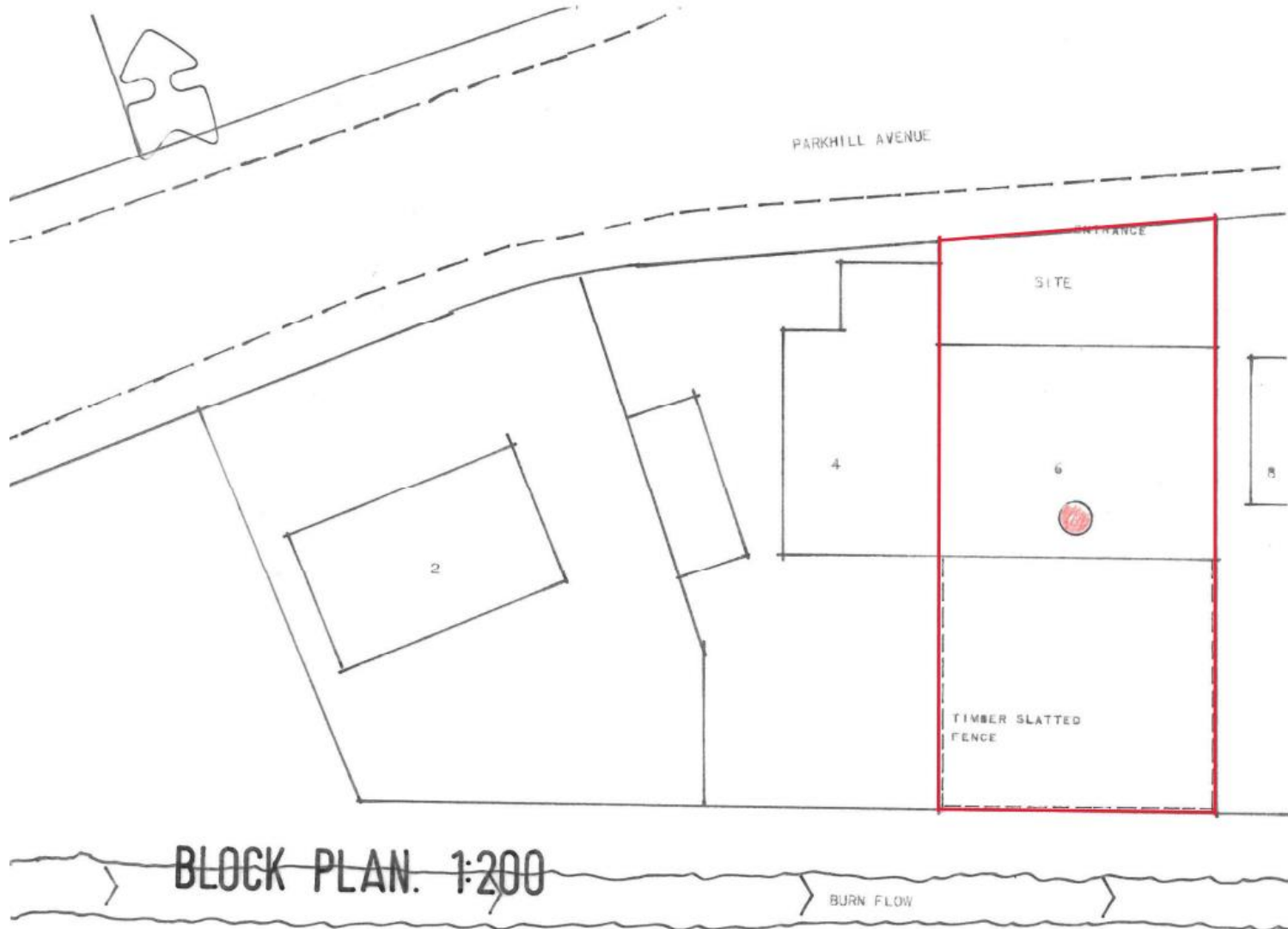
Erection of fence to front (retrospective)

6 Parkhill Avenue

Location Plan







BLOCK PLAN. 1:200

PARKHILL AVENUE

SITE

ENTRANCE

2

4

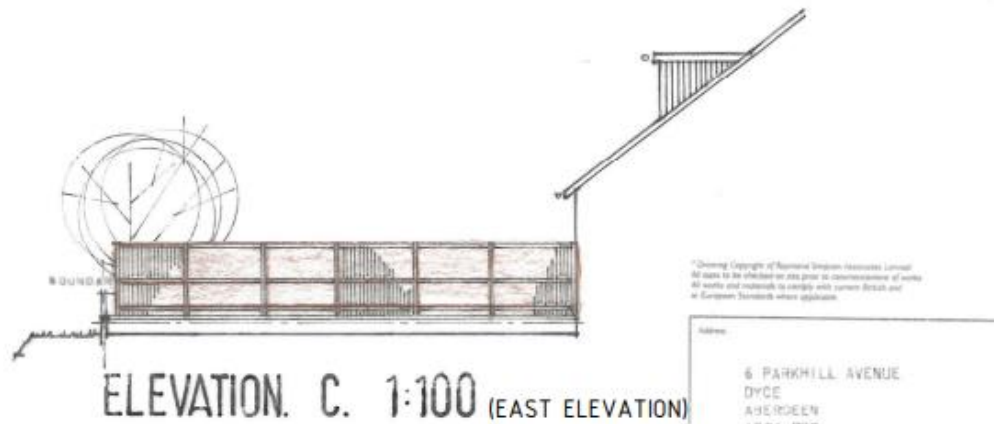
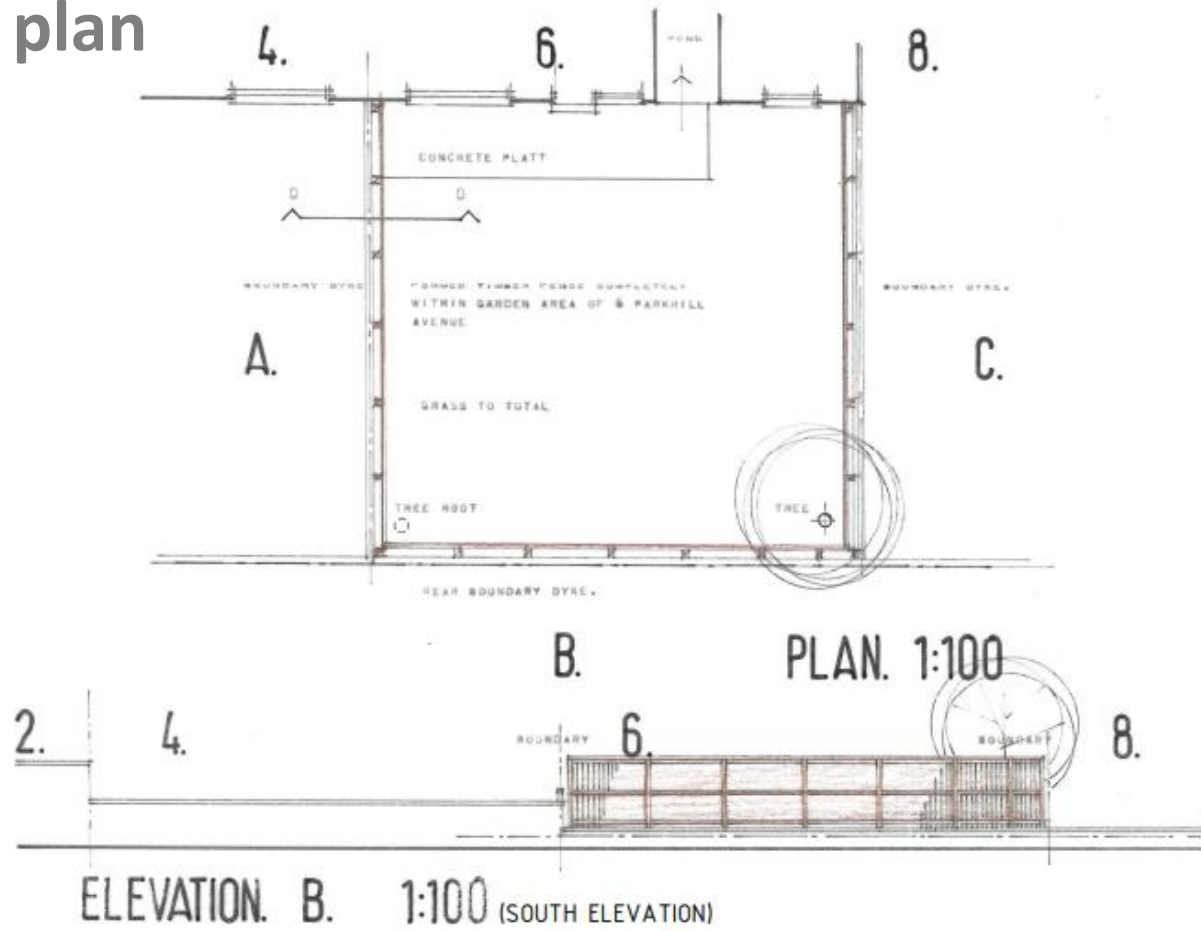
6

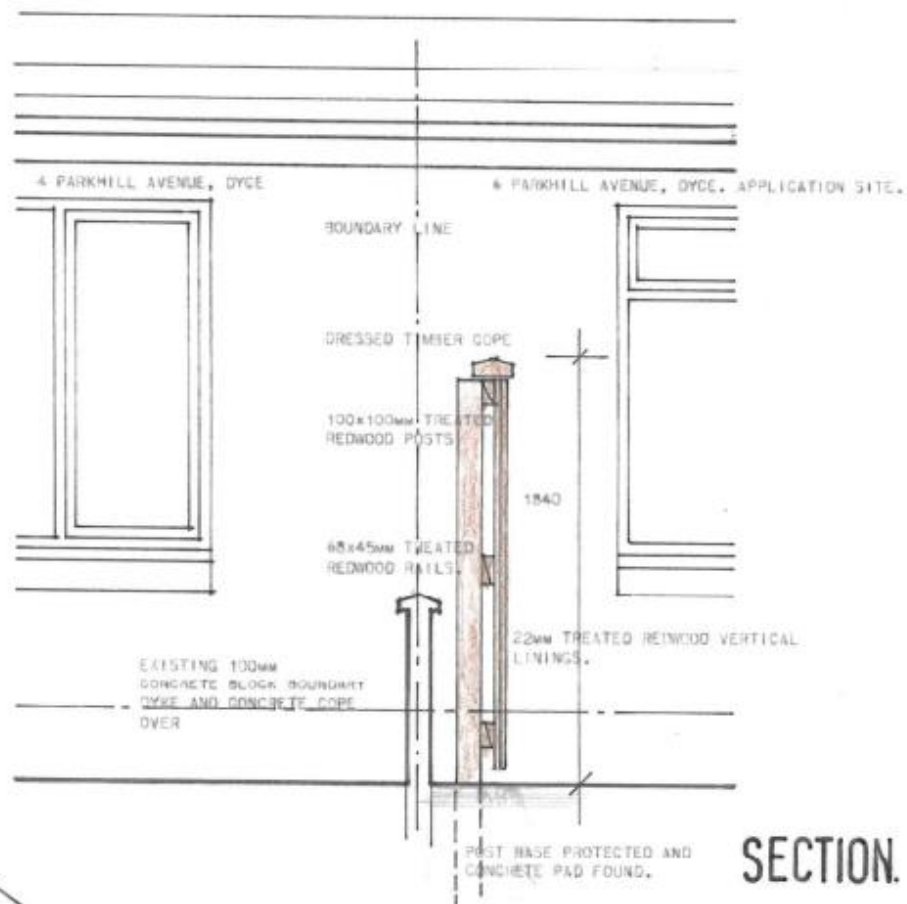
8

TIMBER SLATTED
FENCE

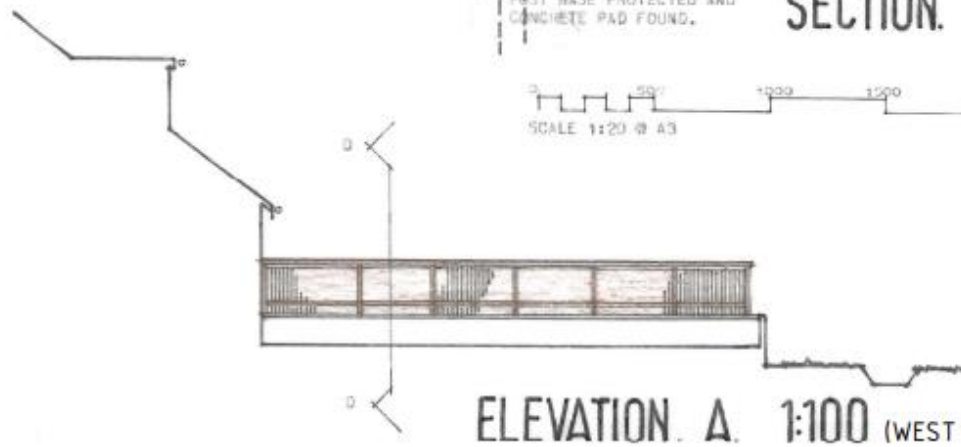
BURN FLOW

Elevations and plan





SECTION. D-D 1:20



ELEVATION. A. 1:100 (WEST ELEVATION)



*Drawing Copyright of Approved Company Architects Limited
 All work to be checked on site prior to commencement of work
 All work to comply with current British and
 or European Standards where applicable.

Photographs as existing



Photographs as existing





Parkhill Ave

Far Burn



Google



Far Burn

Far Burn

Overton Ct
4

8

6

4

2

Parkhill Ave

Parkhill Ave

Parkhill Cres



Reasons for Decision

Stated in full in decision notice. Key points:

- The height and scale of the fence is wholly out of character with the characteristics of the surrounding area
- Detrimental impact on visual amenity
- Contrary to Policy H1 – Residential Areas, Policy D1 (Quality Placemaking by Design) in addition to the Council’s Supplementary Guidance ‘Householder Development Guide’.

Applicant's Case

- That there are 5 other properties with similar fences on Parkhill Ave – photos were submitted of fences at nos 26, 36, 38, 40 and 44. Precedent is already set.
- In view of the above, the fence is not out of character with the area
- No. 6 is around 100m from a public footpath, with a variety of buildings and uses beyond – such as industrial buildings, petrol station and hotel car park, as well as a busy road. All of these are less visually appealing than a timber fence.
- The fence complies with the Householder SG in terms of assessment of lighting in relation to residential amenity.
- The fence protects young toddler from straying towards the Far Burn, which becomes faster and deeper during heavy rain.
- The previous low fence left the garden exposed to public view
- The fence cuts down noise from the busy Riverview Drive, increasing enjoyment of the garden



H1: Residential Areas

- Is this overdevelopment?
- Would it have an *'unacceptable impact on the character and amenity'* of the area?
- Would it result in the loss of open space?
- Does it comply with Supplementary Guidance?

(Householder Development Guide)



D1: Quality Placemaking by Design

All dev't must *“ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials”*.

Proposals will be assessed against the following six essential qualities:

- Distinctive
- Welcoming
- Safe and pleasant
- Easy to move around
- Adaptable
- Resource-efficient

SG: Householder Development Guide

Fences, Walls and Other Boundary Enclosures

- In all instances, the scale and form of boundary enclosures should be appropriate to their context and should not detract from the street scene as a result of inappropriate visual impact.
- Proposals for boundary enclosures will not be permitted where they would result in an unacceptable impact upon the amenity of neighbouring dwellings.

General Principles, includes:

3. No existing extensions, dormers or other alterations which were approved prior to the introduction of this supplementary guidance will be considered by the planning authority to provide justification for a development proposal which would otherwise fail to comply with the guidance set out in this document.

Points for Consideration:

Zoning: Do members consider that the proposed works would adversely affect the character or amenity of the area, as set out in policy H1? Do the proposed alterations accord with the relevant SG, also tied to policy H1?

Design: Is the proposal of sufficient design quality (D1), appropriate to its context?

1. Does the proposal comply with the Development Plan when considered as a whole?

2. Do other material considerations weigh for or against the proposal? Are they of sufficient weight to overcome any conflict with the Development Plan?

Decision – state clear reasons for decision

Conditions? (if approved – Planning Adviser can assist)