

Application Number: 12/00585/FUL

Front boundary wall (retrospective)

AT Lodge Farm, Purse Lane, Stoke Goldington

FOR Mr S. Singh

Target: 11th May 2012

Ward: Sherington

Parish: Stoke Goldington Parish Council

Report Author/Case Officer: Richard Sakyi

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

Lodge Farm comprises a two and half storey property with attached double garage. It is a replacement dwelling for a two-storey 1930's building and is currently under construction. It sits on a rectangular plot approximately 20 x 20m, with a similar sized orchard behind. The area is rural open countryside with other sporadic dwellings along the lane.

Details of the location of the site and its relationship to surrounding properties can be seen in the plans attached to this report.

1.2 The Proposal

Retrospective permission is sought for the erection of front boundary wall with a maximum height of 1m with 1.2m high piers. The proposal includes planting outside of the wall to provide softening of the appearance of the area. The application is a re-submission of previous application 11/01879/FUL which was refused permission and dismissed at appeal.

Details of the proposal as described above can be seen in the plans appended to this report.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National and Regional Policy

National Planning Policy Framework

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 (Impact of Proposals on Locality)

D2A (Urban Design aspects of New Development)

S10 (Open Countryside)

Supplementary Planning Guidance

Residential Design Guidance

3.0 MAIN ISSUES

(The issues which have the greatest bearing on the decision)

- 3.1 The main issue remains whether or not the existing boundary wall and piers have significant adverse impact on the character and appearance of the area and the locality to warrant refusal of permission taken into account the previous appeal decision.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be granted subject to the conditions set out at the end of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have lead to the officer Recommendation)

- 5.1 Character and Appearance of the Area

The site is located in the open countryside outside the settlement limits of the village however it is predominantly a residential area and although not in a Conservation Area or Area of Special Character, there are clear and concise policies in respect of this type of development. Policy D1 and D2A of the Local Plan require development to complement and harmonise with the local surroundings, particularly in terms of adjoining buildings and spaces and longer views. Furthermore, proposals should take full account of the need for, or opportunities to enhance or reinforce the character and local distinctiveness of the area.

- 5.3 The previous application reference 11/01879/FUL which sought retrospective permission for erection of 2m high boundary wall and gates was refused and subsequently dismissed on appeal. The inspector considered that by reason of its height, materials and design the appeal scheme would be a visually dominant and incongruous form of development which would be an inappropriate visual intrusion into the open character and appearance of the surrounding area. The enclosure of the site, in particular the proposed solid

timber gates, would materially harm the rural street scene and, together with the metal railings, would not reflect the designs and types of other boundary features fronting the road in this locality.

- 5.4 The current scheme submitted has omitted the solid timber gates and the metal railings and the overall height of the boundary wall has been reduced from 2m to 1m and the piers from 2m to 1.2m with planting outside to provide screening and soften the hard appearance of the wall.

Although the proposed wall will still be prominent and is now considered with the reduction in height and additional landscaping that there would not be such harm on the open appearance of the area as to refuse the application.

5.5 Conclusion

The current scheme as amended is finely balanced when compared with the scheme refused and dismissed on appeal. The view taken is that the walls and piers by virtue of its height and proposed screening planting/vegetation does not present an excessively hard edge to Purse Lane in this rural area and does not relate poorly in visual terms to the existing street scene.

6.0 CONDITIONS

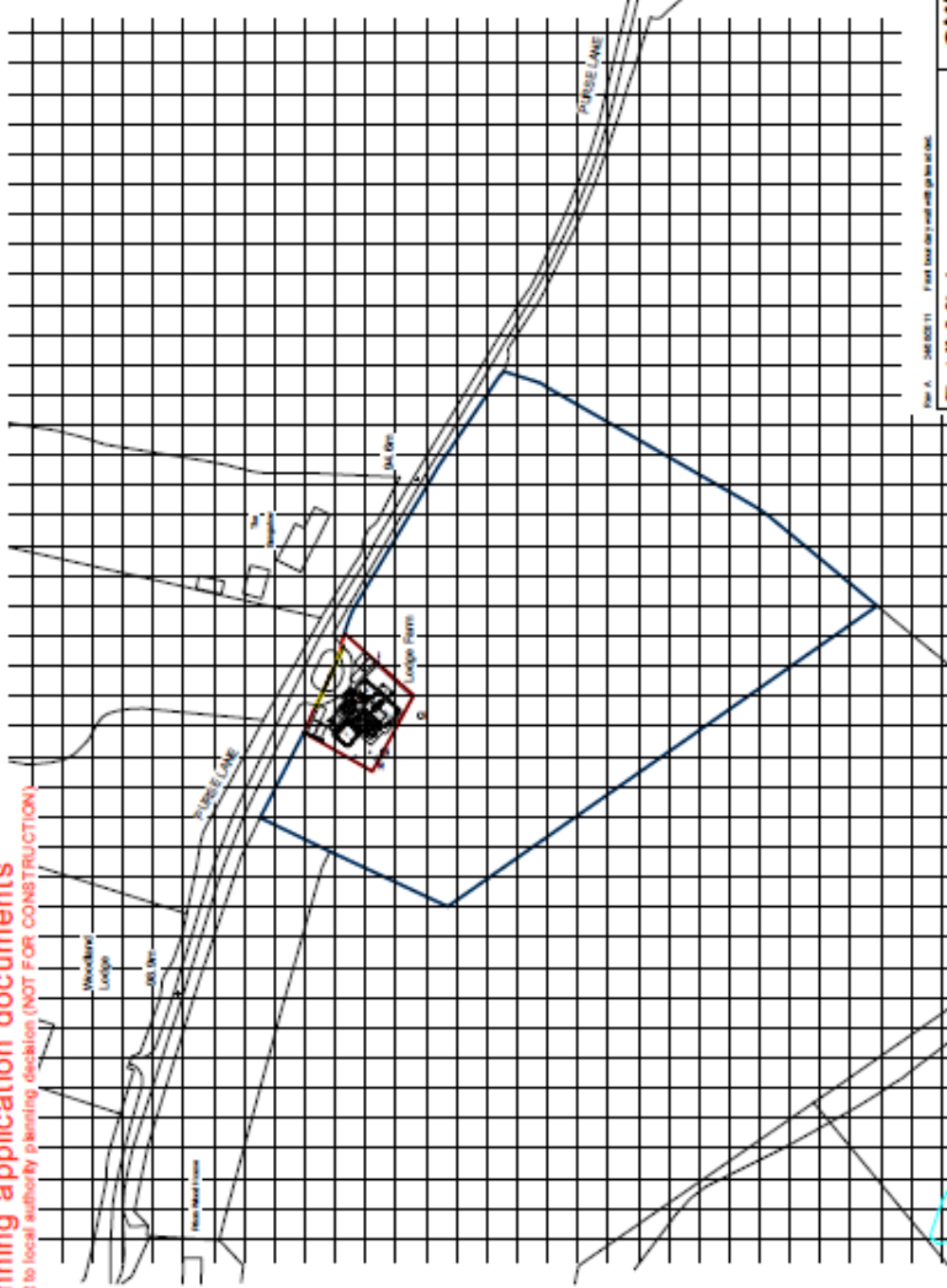
(The conditions that need to be imposed on any planning permission for this development to ensure that the development is satisfactory. To meet legal requirements all conditions must be Necessary, Relevant, Enforceable, Precise and Reasonable)

1. The soft landscaping scheme shown on the approved plan (Drawing No. 09029-14 Rev B) shall be carried out and completed prior to the first occupation of the dwelling house hereby permitted. The soft landscaping works required by the approved scheme shall be maintained including the replacement of any trees or plants which die, removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, unless the local planning authority gives written consent to any variation for a period for five years from the date of the approved scheme was completed.

Reason: To ensure the approved landscaping scheme is carried out and maintained in the interests of the visual amenities of the site and the area in general.

Planning application documents

Subject to local authority planning decision (NOT FOR CONSTRUCTION)



Plan A - 24/02/11 - First floor plan with walls and doors.

SKETCH3D	
Design & Drafting	
Concepts from 1st to 4th floor Email: sketch3d@sketch3d.co.uk Website: www.sketch3d.co.uk	
Client: Mr S. Singh	Scale: 1:100
Project: Proposed detached dwelling	Drawn: P. O'Connell
Site address: Lodge Farm, Purse Lane, Stoke Goddington, MK16 8JW	Rev: 1
Drawing: Ordnance survey plan	Rev: 1

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Ordnance survey plan
Scale 1:1250

Scale Check - Even blocks, kellygraph Edman. Page 40 of 40

<http://www.sketch3d.co.uk>

Planning application documents
 Subject to local authority planning decision (NOT FOR CONSTRUCTION)



Front boundary wall - Plan
 Scale 1:100



Front boundary wall elevation
 Scale 1:100



Scale Check - Elevation Walling @ E.Dens. Page 2 of 2

http://www.sketch3d.co.uk

Form B - 200/200/11 Front boundary wall elevation
 Form A - 200/200/11 Height of front wall and fence wall.

SKETCH3D Design & Drafting	
Company Name: SKETCH3D DESIGN & DRAFTING LTD Email: info@sketch3d.co.uk 17 Ashurst Close, Walsby, Lincolnshire LN11 9JL	
Client: Mr S. Singh	Drawn: [] No: 00020 - 14 Date: [] 14/12/2014
Project: Proposed detached dwelling	Drawn: [] No: 00020 - 14 Date: [] 14/12/2014
Site address: Lodge Farm, Park Lane, Stone Coldington, MK10 0JW	Drawn: [] No: 00020 - 14 Date: [] 14/12/2014
Drawing: Front boundary wall	Drawn: [] No: 00020 - 14 Date: [] 14/12/2014
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Appendix to 12/00585/FUL

1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

1.1 05/00807/FUL

Permission for demolition of existing dwelling and erection of single dwelling on 22.08.2005

10/00438/FUL

Permission for demolition of existing dwelling and erection of new detached dwelling on 07.05.2010

10/01512/FUL

Permission for erection of new detached dwelling (amendment of 10/00438/FUL) on 18.02.2011

11/00324/FUL

Permission for erection of new detached dwelling (amendment to application 10/00438/FUL) to enclose the first floor balcony (Resubmission of 10/02210/MMAM) on 01.07.2011

11/01879/FUL

Permission refused for erection of front boundary wall and gates on 04.11.2011

11/01885/MMAM

Permission for minor material amendment of condition 1 attached to 10/00438/FUL for retrospective changes to approved design on 20.10.2011

2.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments	Officer Response	Policy Reference
2.1 Highways Development Control	Noted	

The western opening in the wall is a generous width which would allow a vehicle to perhaps use this area to turn rather than drive further along purse lane to make this manoeuvre. However, for a private residential property we cannot insist that provision is made for large delivery vehicles to be able to turn on site. The current arrangements are

suitable for cars and vans to use both entrances and then exit in a forward gear.

2.2 Parish - Stoke Goldington

No representation received

2.3 Ward - Sherington - Cllr Mclean Noted

Request for Development Control Panel determination

Local Residents

Noted at paragraph 5.4 and 5.5 above.

The occupiers of the following properties were notified of the application:

The Bungalow, Woodland Lodge and Priors Wood House Purse Lane Stoke Goldington Newport Pagnell

Three letters of objections have been received summarised as below: -

1. The boundary wall is alien and detracts from the character of the area
2. Harmful to the character and appearance of the area
3. Inadequate turning area within the site
4. The existing wall is considerably wider and higher than the raised flower bed wall which marked the property boundary of the previous house on this site.

3.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

3.1 Highway – Turning facility within the site

Objections have been raised neighbours in respect of inadequate turning facility within the site. The highway officer has commented that the western opening in the wall is a generous width which would allow a vehicle to perhaps use this area to turn rather than drive further along purse lane to make this manoeuvre. However, for a private residential property we cannot insist that provision is made for large delivery vehicles to be able to turn on site. Having said this, the current arrangements are suitable for cars and vans to use both entrances and then exit in a forward gear.