

APP 02

Application Number: 13/00336/FUL
Minor

Change of use from amenity land to garden and erection of 1.8m close boarded fence (resubmission of 12/01949/FUL)

AT 35 Thorncliffe, Two Mile Ash, Milton Keynes

FOR Mr AND Mrs N Heffer Rahn

Target: 19th April 2013

Ward: Stony Stratford

Parish: Abbey Hill Parish Council

Report Author/Case Officer: Chris Megson

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The application site is a detached bungalow dwelling located in a residential area of Two Mile Ash. 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

The current application seeks consent for the erection of a 1.8 metre close boarded fence enclosing land to the front of the house. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 This application has been brought to the Panel at the request of Councillor Brian White.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework paragraph

- Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;
D2 – Design of Buildings;
L2 – Protection of Public Open Space and Existing Facilities;
Appendix L2 – Proposals for the Change-of-Use of Amenity Open Land.

3.0 MAIN ISSUES

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

- 3.1 1. Does the proposal significantly impact the character and appearance of the area? The location is epitomised by open frontages and the enclosure of the land as proposed would have materially altered this character to its detriment.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be refused for the reasons 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 of the area.

The current application seeks consent for the erection of a 1.8 close boarded perimeter fence, enclosing land currently separating the application house from the street scene. It is noted that the application dwellings situation stepped back from the road is particularly typical of residential houses on both Thorncliffe and High Street. The Landscape Officer has been consulted and has objected to the application, raising issues with regard to the loss of structural landscaping which epitomises the surrounding area.

- 5.2 Planning permission has previously been refused for a similar proposal to this under Officer delegated powers. This is a resubmission which has set the proposed fence line 800mm further back from the edge of the site, giving an overall gap of approximately 2 metres.

- 5.3 Although it is noted that an area of land on the other side of the road to No. 1 Thorncliffe has been enclosed in a manner not dissimilar from that proposed, no history of such an application has been located. This site is considered to be an anomaly on what is otherwise an area with a strong character of open frontages to residential properties which compliment the large open nature of the golf course to the immediate north. It is considered that the undertaking of the work proposed would lead to an enclosure of land that would sit prominently in the streetscene and erode this character to its detriment.

5.4 Access visibility

Concern has been raised by a number of residents in respect of highway safety and vehicles reversing onto the High Street. It is noted that visibility will be reduced as a result of the projection of the boundary further toward the highway, however the set back of approximately t metres the highway edge means that adequate visibility splays can be achieved.

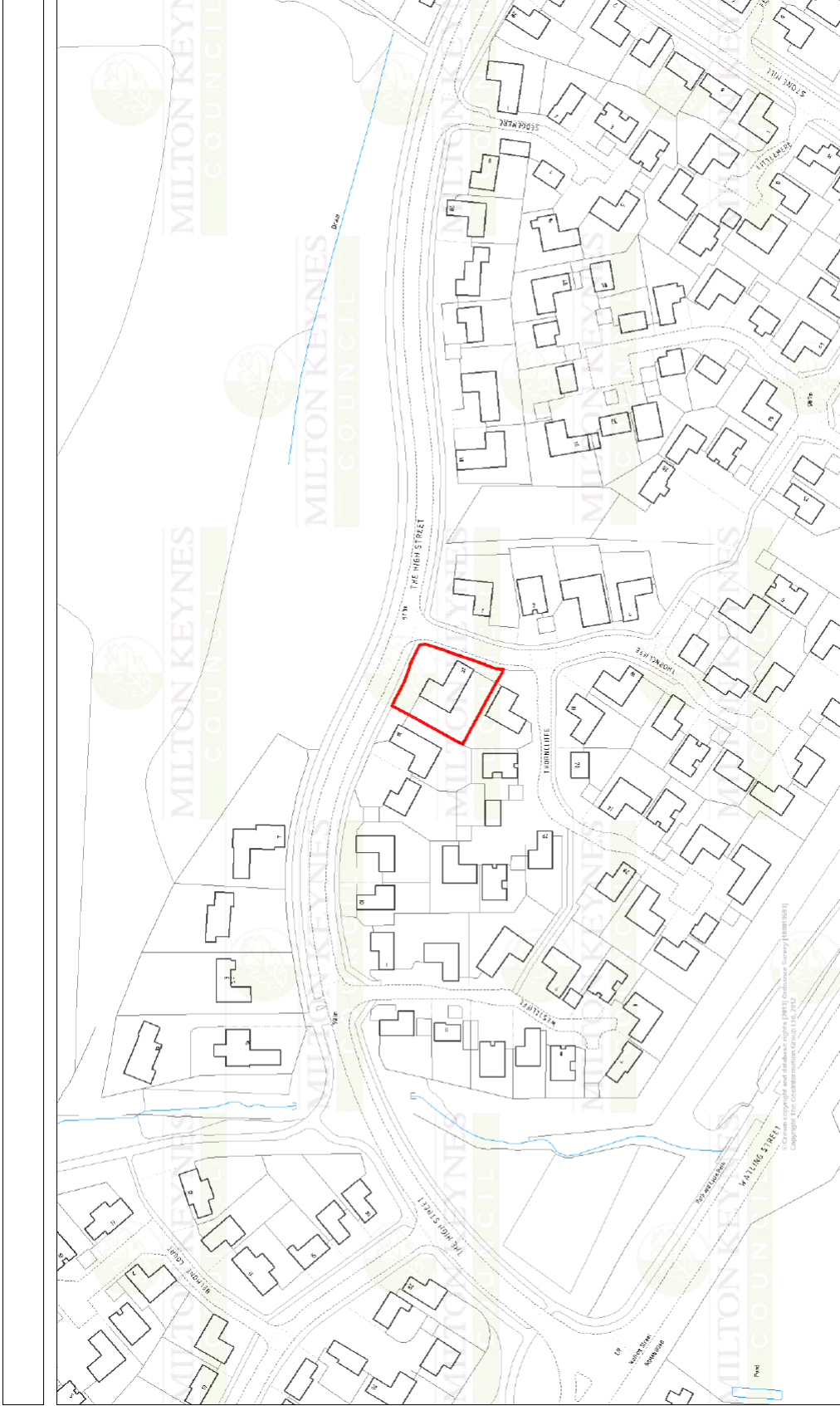
Conclusion


Policy D2A states that development proposals will be refused where they fail to protect the character in townscape and landscape. In this instance the proposal is considered visually intrusive in the street scene, and therefore fails to conform to the Policy D2A. Such work could set a precedent for further enclosure of amenity land which, causing further harm to the character and appearance of the area, contrary to Appendix L2 of the Local Plan.

6.0 REASONS

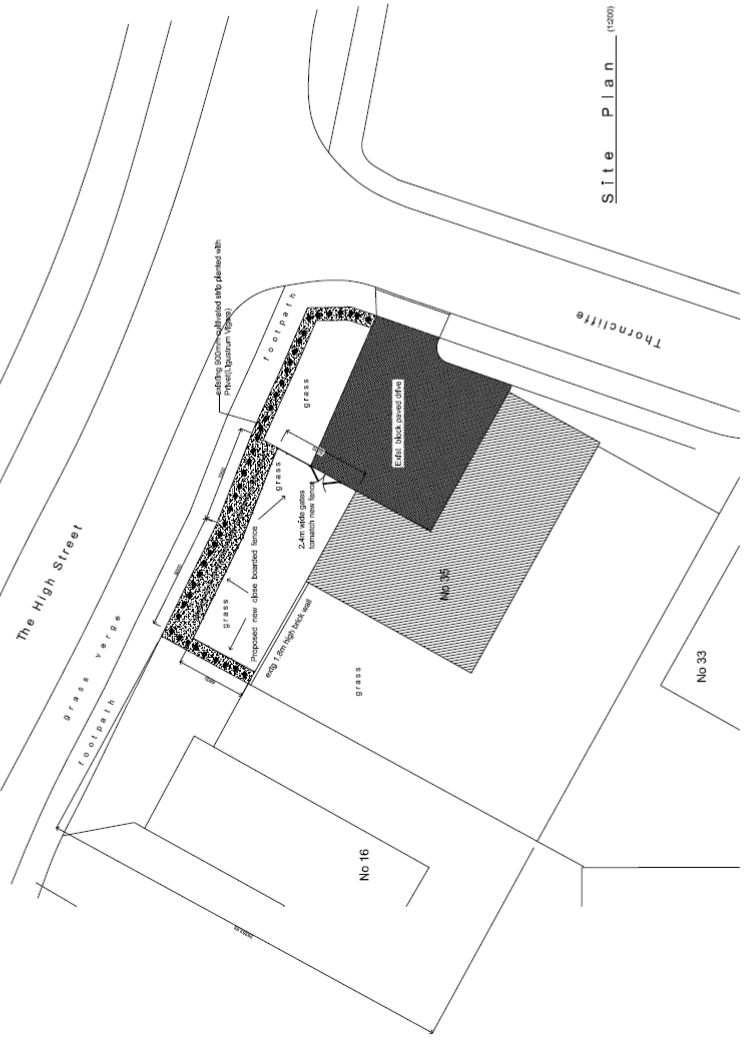
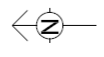
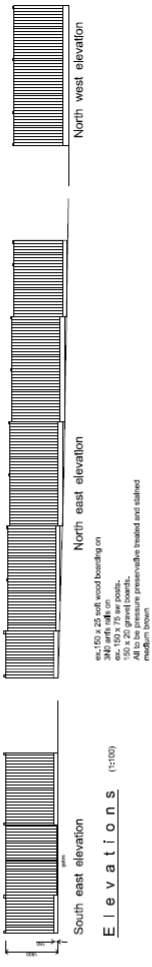
(The reasons that officers recommend that the application should be refused. The reasons must be ones that the Council can demonstrate with evidence, should the applicant appeal against the refusal.)

1. The proposed enclosure of this area of amenity open space would result in visual intrusion and the erosion of the open and spacious character of the street scene of this section of The High Street and Thorncliffe, causing harm to the character and appearance of the locality and thus being in conflict with policies D1 (iii), D2A (i) and L2 (and Appendix L2) of the Milton Keynes Local Plan 2001-2011.



	<p>Scale 1/1250</p> <p>Centre = 481608 E 238549 N</p>	<p>Date 11/4/2013</p> <p>Author:</p> <p>Crown Copyright (C) Licence No. LA100019593 Aerial Photography Copyright (C) Geospespectives - All rights reserved.</p>
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Site Plan (1:200)

Project: Proposed new boundary fencing at:
35, Thorncliffe, Two Mile Ash, Milton Keynes MK9 8DT for:
Mr. & Mrs. N. Heifer Rahn

Scale: as shown

Date: November 2011

Author: N. Heifer Rahn

Revised: 02/06/2012

Revised: 02/06/2012

Revised: 02/06/2012

Revised: 02/06/2012

Revised: 02/06/2012

Revised: 02/06/2012



Appendix to 13/00336/FUL

A1.0 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)

A1.1 12/01949/FUL

Change of use of amenity land to garden land and erection of 1.8m close boarded fence.

Refused: 19.12.2012

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None.

A3.0 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

A3.1 Abbey Hill Parish Council

“The Parish Council requests that the application comes before the panel on the grounds that a close-board fence is out of character with the estate, may affect road safety – specifically visibility at the junction – and that any change of use from amenity to fenced-off private garden in this kind of public situation runs against the overall character of Milton Keynes.

Noted. As the Parish comments and Officer recommendation are in objection to the scheme it could be dealt with as a delegated decision the request to bring it to a panel meeting reads as one made if the application is recommended for approval.

Local Residents

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

1,2, 33 and 34 Thorncliffe, Two Mile Ash
16 The High Street Two Mile Ash

Two letters of objection were received which are summarised as follows:

- | | |
|---|------------------------|
| 1. Vehicles existing from Thorncliffe will have a reduced window of visibility of cars coming up High Street from the left. | See section 5.3 above. |
| 2. It is not unusual for cars to exceed the speed limit and also to be in the centre of the road. | See section 5.3 above. |
| 3. The proposal will also reduce visibility for pedestrians. | See section 5.3 above. |

4. The speed of traffic approaching from the right when exiting Thorncliffe onto High Street is the major source of a serious problem here. This is not a matter relevant to this application.