

APP 07

Application Number: 12/02714/MKCOD3
Minor

Installation of new 1.8m high railings and gates

AT 1 - 31 Everglade, Eaglestone, Milton Keynes

FOR Milton Keynes Council

Target: 4th March 2013

Ward: Woughton

Parish: Woughton Community Council

Report Author/Case Officer: Mr Mathew Wilde

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Head of Team: Alex Harrison

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The Site

The site is a sheltered housing site on Everglade in Eaglestone. The site has some existing timber fencing and is surrounded by public footpath. The site is also subject changes in topography. 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 proposal is to erect a galvanized metal bow top railing with gates at various points on the site measuring 1.8m tall. Details of the proposal as described above can be seen in the plans appended to this report.

1.3 Going clockwise from the main reception on the East side the proposed fencing is as follows:

- North - one section of a 7m long fence in-between an existing elevation and an existing fence.
- West - Two sections of a 7.4m fence and 4m fence which join onto the West elevations from the existing fencing to enclose the gap left by the gables on the West Side.
- South West - One continuous section measuring roughly 30m in length. It is proposed to enclose the courtyard like area on Everglade which currently has no distinction between private and public land. At its closest point it is 2m from the public footpath on the South West of the site.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework

- Paragraph 7: Definition of sustainable development
- Paragraph 17: Bullet point 4- High quality design

2.2 Local Policy

Core Strategy

Emerging Policy CS 13: Ensuring High Quality, Well Designed Places”.

Adopted Milton Keynes Local Plan 2001-2011

- D1 Impact of Development Proposals on Locality

Supplementary Planning Guidance

None.

3.0 MAIN ISSUES

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

- 3.1
- Impact on the Character and Appearance of the Area. It is considered there will be some impact on the character and appearance of the area, however the scheme's justification for additional security and distinction between private and public space outweighs this impact on the character and appearance of the area in this instance.
 - Impact on Neighbouring Amenity. It is considered that, due to distances between the proposal area and neighbouring dwellings, that there will not be a detrimental impact on neighbouring amenity as a result of the proposal.

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 Impact on the Character and Appearance of the Area

The site is surrounded by a public footpath of which is in close proximity to the boundary of the site. There are timber fencing panels on the site, more so on the West of the site when the path is in closest proximity. Generally there is a distinct lack of boundary treatment between the pathway and the boundary of the sheltered houses. The proposal aims to address this by incorporating the additional fencing to improve security on the site, but also indicate a distinct

boundary between public space and private areas.

5.2 There is a change in topography on the South West of the site, and this currently has no established fencing. One aspect of the proposal is to put up a fence on this area. The other aspects are small additions on the West and Northern parts of the site. It is considered that the metal fences may appear out of character with the appearance of the open space, especially on the South West section. It is however considered that the justification for additional security on the sheltered housing site in this instance outweighs this small potential impact on the character and appearance of the area. It is considered this fence could be painted so that it would appear softer within the context of the wider open spaces, this can be secured by a condition below. Due the nature of the fence it is considered to allow visibility and surveillance from public areas. It is therefore considered not to detrimentally affect views from the public areas. It is therefore considered that, on balance, the proposal is acceptable due to the security and safety benefits the scheme will bring for residents.

5.3 Impact on Neighbouring Amenity

One objection from a nearby resident on Great Denson details an objection due to a potential impact the fence will have on numbers 35 and 36. This impact is not specified and it is assume that the impact concern would be of a visual nature. The closest fence to these properties is the South West proposed fence. At its closest points the fence is 25m+ away from number 35 Great Denson. Due to the increase in topography the fence will have some visibility from 35 Great Denson, however it may be largely mitigated by some existing landscaping on the site. From number 36 Great Denson it is considered that due to the footprint of number 35 projecting 6m further than the front elevation of number 36 and the existing elevations of the sheltered houses that there will be very limited visibility of the fence.

5.4 It is therefore considered that due to the above and character related information the fence does not facilitate a detrimental impact on neighbouring amenity, and as such in this instance should be approved.

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 development hereby permitted shall be begun before the expiration of three years from the date of this permission.

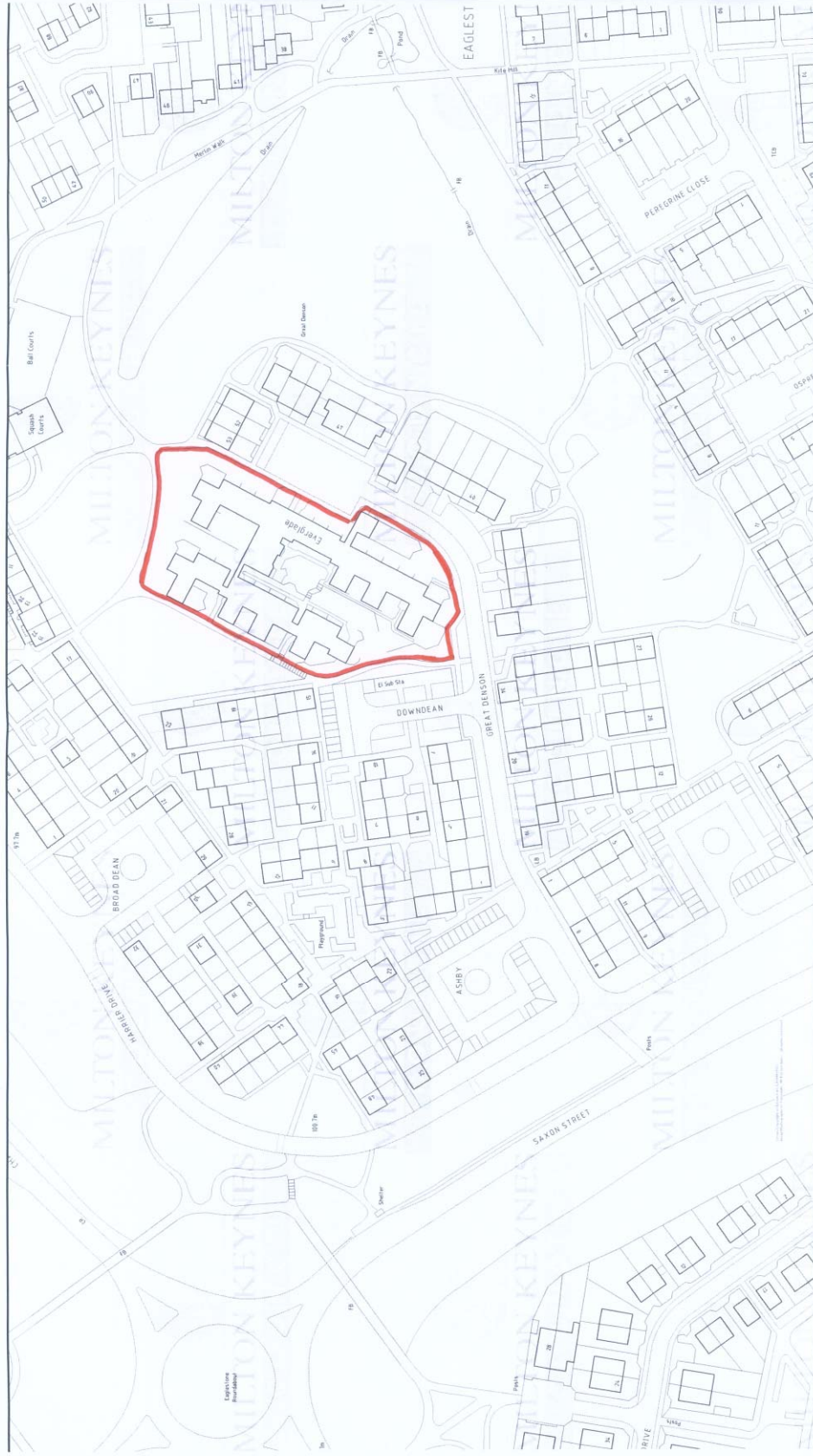
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 51 of the Planning and Compulsory Purchase Act 2004. (D11)

2. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority of the proposed finish to the

enclosures hereby approved. The works shall then be carried out in accordance with the approved details.

Reason: To preserve the character and appearance of the area, in accordance with saved policy D1 of the Milton Keynes Local Plan 2001-2011.

Safer Homes - Sheltered Security Projects - Everglade



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Scale 1/1250

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Date 28/11/2012

Author: Location Plan

SK01



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Date 22/11/2012

SK02

Author: *Site Plan*

Safer Homes Works - Sheltered Security Projects - Proposed Fence Locations



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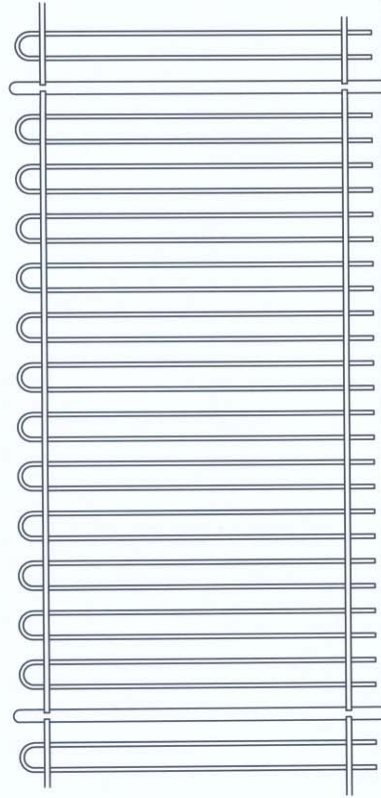
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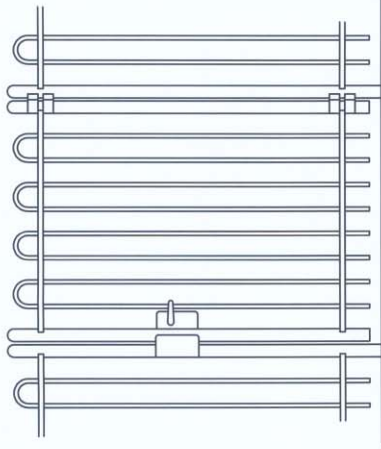
Date 3/12/2012

Author:

SK03



Typical Fence Panel



Typical Gate

SK04

Drawn by:	Adam Towell	Title:	Proposed Metal Fence
Drawing No:	1	Address:	Everglade
Scale:	1:20	Project:	Safer homes works
	A3 L		

Appendix to 12/02714/MKCOD3

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 None.

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 Senior Landscape Architect No objection.	Noted.
A3.2 Parish – Woughton No comments received.	Noted.
A3.3 Ward - Woughton - Cllr Coventry Requested the application be discussed at a Panel meeting.	Noted.
A3.4 Local Residents The occupiers of the following properties were notified of the application: 35-53 Great Denson Eaglestone 22 Broad Dean Eaglestone 15-19 Downdean Eaglestone One objection received detailing the following concern:	
1. Homes in area overlook building- concerned about impact.	1. Noted. See Paragraphs 5.3 and 5.4.