

Application Number: 12/02418/FUL
Other

Addition of timber cladding to existing fence (retrospective)

AT 22 Fair Isle View, Oakridge Park, Milton Keynes

FOR Mrs Maggie Lewis

Target: 12th January 2013

Ward: Hanslope Park

Parish: Stantonbury Parish Council

Report Author/Case Officer: Miss Sakina Dossaji

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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 dwelling located on the northern end of Fair Isle View in the residential area of Oakridge Park. The property fronts a designated country park and is adjacent to a public footpath which provides access to the open space. 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 retrospective planning consent for the erection of timber cladding to part of the existing 1.2m post and rail fence at the front north-east corner of the application site. The applicant has stated the cladding of the existing fence adds protection from prevailing winds across the open space. 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 Policy

National Planning Policy Framework March 2012
Section 7: Requiring Good Design

2.2 Local Policy

Adopted Milton Keynes Local Plan 2001-2011

D1 – Impact of Development Proposals on Locality;

D2A – Urban Design Aspects of New Development;

3.0 MAIN ISSUES

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

- 3.1 1. The impact of the proposal on the character and appearance of the area; the proposed timber cladding offers some privacy from the adjacent public footpath and country park. The fencing is of low height and only partially covers the boundary of the application site and extends no further than the building line of the primary elevation.
2. The impact on amenity; the timber cladding will soon be obscured by landscaping planted in the open space against the northern boundary and is therefore not considered to harm the outlook from the open space.

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that, on balance, planning permission be granted.

5.0 CONSIDERATIONS

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

5.1 Character

At present the current timber cladding on the 1.2m post and rail fence which fronts the country park appears out of character with the remaining open space fencing in the area. The Council's Landscape Officer has commented that landscaping planting will soon be implemented in the country park along the fencing line and therefore the development will be significantly obscured by planting. To the north east side of the fencing which is adjacent to the public footpath, the cladding is not considered to be harmful to the character or appearance of the area. The cladding on this side offers some privacy from the public footpath and is subservient to the varied building line of garages and elevations of neighbouring properties which are adjacent to both sides of the public footpath.

- 5.2 The scale and design of the fencing is considered to be acceptable. The cladding does not extend any further than the existing building line of the front elevations and therefore only partially covers the site boundary. The low height of the fencing and matching materials used prevents the cladding from becoming a dominant feature of the character and appearance of the area.

5.3 Amenity

As mentioned in the previous section of this report, further landscaping is to be implemented in the open space which will mitigate the visual impact of the partial cladding on the fence line. The quality of the open space would be retained and enhanced once additional landscaping is introduced. The planted landscaping will soften the appearance of the cladding and provides sufficient screening to reduce the impact.

- 5.4 The applicant has submitted revised plans to show the removal of a gate which

was proposed to provide a private access point from the property to the country park. Therefore the proposal no longer conflicts with the designated access points to the country park.

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)

None proposed as works are retrospective.

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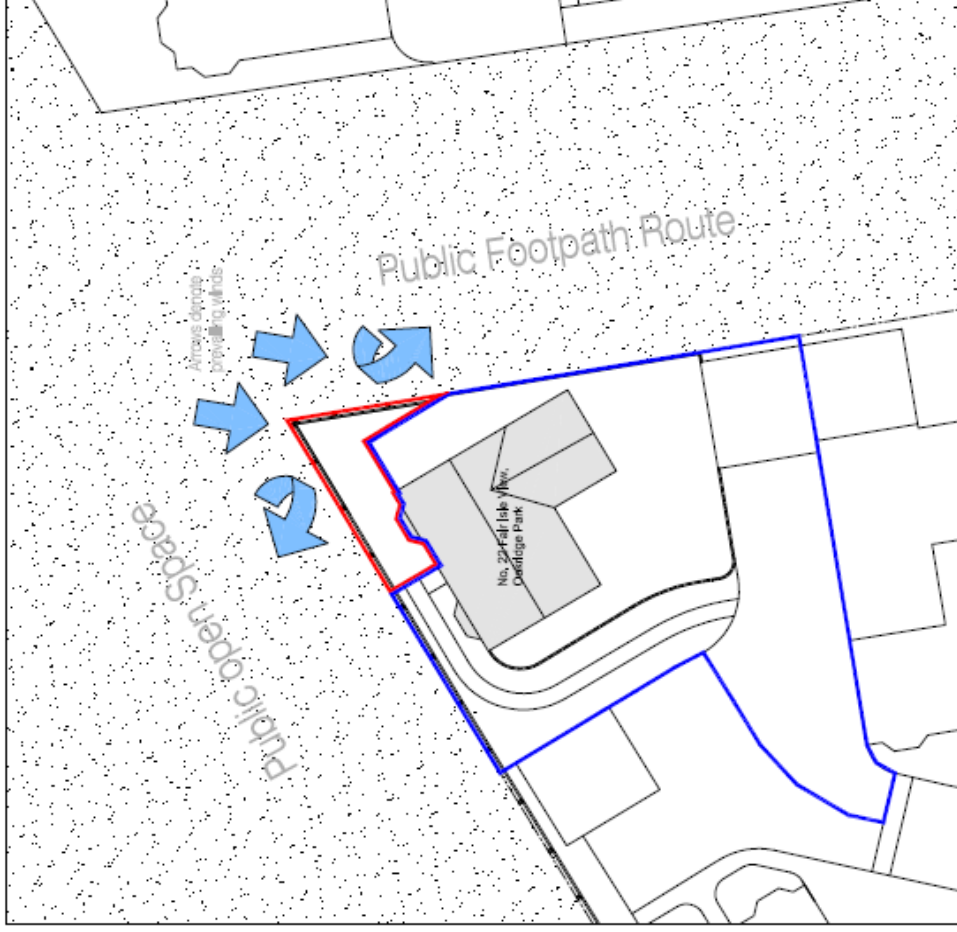
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Architects

Drawing Checked and approved by: CLM
Architects must check all sections on site. Only those
shown on drawings are to be used. Any survey information shown on this drawing is based on a
topographical survey prepared by a 3rd party.
Client:

Mr Peter & Mrs Maggie Lewis

Drawing produced by:
X&O
ARCHITECTURE
23 Quartz House, CVK
Kingsmead, Leamington Spa, CV32 3JF
01926 451700/9



Block Plan 1:250
The cladding of existing fence adds protection from prevailing winds,
which sweep across the open space.



Location Plan 1:1250
Redline denotes Application Boundary, Blue Line
denotes No.22 Fair Isle View overall Boundary.

No. 22 Fair Isle View,
Oakridge Park, MK
Location & Block Plan

Date: Nov 12
Scale: Varies paper size A3

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002A

Revision:
A - Proposed Gate removed
as requested by planner.
Date - 15.01.2013

Drawing Checked and approved by Client.
Drawing is to be used for all applications on site. Only figured
dimensions are to be used. All dimensions are to be taken from
any survey information shown on this drawing. It is based on a
topographical survey prepared by a third party.

Client:
Mr Peter & Mrs Maggie Lewis

Drawing produced by:

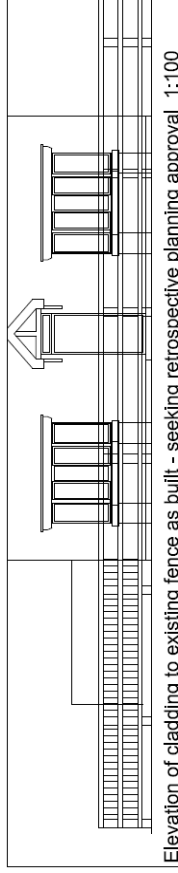


Existing Post & Rail Fence

Property Boundary

No. 22 Fair Isle View, Oakridge Park

Plan of cladding to existing fence as built - seeking retrospective planning approval 1:50



Elevation of cladding to existing fence as built - seeking retrospective planning approval 1:100

Key:

--- Denote 1.2m cladding to existing fence

No. 22 Fair Isle View,
Oakridge Park, MK
Plan as Built - Cladding

Date: Nov 12
Scale: Varies paper sizeA3

Appendix to 12/02418/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 12/02417/FUL

Installation of decking to front elevation (retrospective)
Recommended for approval, also on this agenda

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 Application 12/02417/FUL

A retrospective application for the installation of decking to the front elevation of the property was also submitted to the Local Authority as a separate application. This application is recommended for approval on the grounds that the decking is not considered to have a significant impact on character and amenity of the area.

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 Stantonbury Parish Council

Objects to the proposed application on the grounds that the proposal does not meet planning regulations.

Noted.

A3.2 Senior Landscape Architect

No objection to the proposal as the open space adjacent to the application site will have landscaping planted against the boundary line and the proposed cladding will not be visible.

Noted.

A3.3 Local Residents

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

- 18, 20 and 24 Fair Isle View Oakridge Park
- 5 Penning Close Oakridge Park

A3.4 1 letter of objection has been received detailing the following issues:

1. Impact on character
2. Visual impact
3. An undesirable precedent may be set

See paragraph 5.1

See paragraph 5.3