

DELEGATED PLANNING APPLICATION REPORT

Ward: Caversham Heights

App Ref: 230864/CLP

Address: 8 Gravel Hill, Emmer Green, Reading, RG4 8QJ

Proposals: Fence in front driveway

Case Officer: Sian Hickey

Date received (valid from): 11 July 2023 **Target Decision date:** 5 September 2023

Introduction and Proposal

The application site is a two storey detached property located on Gravel Hill. The property is not Listed and it doesn't fall within a Conservation Area. The surrounding area is predominantly residential.

The proposal is for the erection of a 2m high fence at the side of the driveway adjacent to number 6 Gravel Hill. The length of the proposed fence would be 7.820m.

The style of the proposed fence would be contemporary 'venetian hit and miss' timber fence panels.

Site visit date: 25/07/2023

Site visit photos:



Plans Submitted

The applicant submitted the following plans/documents:

Drawing No. 004 - Proposed Elevation received 11th July 2023

Drawing No. 010 - Location and Block Plan received 11th July 2023

Photograph received 20th June 2023

Relevant Planning History

None

Summary of Consultations

No consultations were undertaken as it is not required for an application of this type.

Relevant Planning Policy and Guidance

National Planning Practice Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO)

Permitted development rights for householders - Technical Guidance September 2019

Assessment

A Certificate of Lawfulness for a proposed development has been submitted as the applicant considers the proposal falls within the permitted development rights of the property.

The proposed fence must be assessed to ensure that it complies with the conditions of Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which relates to the 'The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure'.

The relevant conditions of the GPDO for a fence, which is not listed or in a conservation area, are as follows:

A.1 Development is not permitted by Class A if—

(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed—

(i) for a school, 2 metres above ground level, provided that any part of the gate, fence, wall or means of enclosure which is more than 1 metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons; **N/A**

(ii) in any other case, 1 metre above ground level; **N/A**

(b) the height of any other gate, fence, wall or means of enclosure erected or constructed would exceed 2 metres above ground level; **COMPLIES**

(c) the height of any gate, fence, wall or other means of enclosure maintained, improved or altered would, as a result of the development, exceed its former height or the height referred to in paragraph (a) or (b) as the height appropriate to it if erected or constructed, whichever is the greater; or **COMPLIES**

(d) it would involve development within the curtilage of, or to a gate, fence, wall or other means of enclosure surrounding, a listed building. **N/A**

Recommendation

The proposal has been assessed against the Town and Country Planning Act 1990 (as amended) and Class A, Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. It can be confirmed that the proposed development would be lawful for planning purposes on the basis of the drawings:

Drawing No. 004 - Proposed Elevation received 11th July 2023

Drawing No. 010 - Location and Block Plan received 11th July 2023

Sufficient evidence has been provided to demonstrate that a Certificate of Lawfulness should be granted for the proposed fence. Therefore the Local Planning Authority can issue the applicant with a Certificate of Lawfulness for the proposed development.

Informatives

Encroachment and Party Wall Act

Construction and Demolition

Tree Preservation Order



Location Plan (not to scale)