

DELEGATED APPLICATION REPORT

Address: 63 Highmoor Road

Application No: 190252 / HOU

Proposal: Erection of railings and gates to front and side of property

Applicant: Mr Chris Oatten

Date received (valid from): 13/02/2019

Target Decision date: 10/04/2019

Agreed Extension of time: 10/05/2019

Case officer: Tom French

1. Site description and Surrounding Area

The application site contains a three storey detached dwelling on the corner of Highmoor Road and Woodcote Road. The application site also includes a detached garage and as existing there is vehicle access from Woodcote Road and pedestrian access from Highmoor Road. In terms of design and architectural style the application site is unique in the street scene along both Woodcote Road and Highmoor Road with its prominent three storey gables and multiple chimneys.

The application building is not listed, nor is it within a conservation area.

2. The Proposal

Householder planning permission is sought to erect a fence (or more accurately high level railings) along the perimeter of the site with a pedestrian gate fronting Highmoor Road and a larger gate adjacent to the existing garage. The railings would be 2m high and set back 2m from the boundary of the site with Woodcote Road and 1.83m high along the Highmoor Road frontage. The pedestrian gate proposed would also be 1.83m high.

3. Consultation

Neighbours consultation:

No.s 23 Woodcote Road and 70 & 72 St Peters Avenue have been notified of the application and a site notice has also been displayed.

No responses have been received.

Transport consultation:

The RBC Transport Development Control Advisor provided a consultation response that raised no transport objection to the application subject to the submission of a clarification showing the property boundary in relation to the public highway.

Officer Note: An amended plan has been received that clarifies the location of the boundary of the site.

Natural Environment consultation:

The RBC Natural Environment Officer provided a consultation response that raised no objection to the application providing the development is carried out with suitable arboricultural supervision as described in the supporting arboricultural information that has been submitted.

4. Plans and Documents Considered

The Council, in reaching its recommendation, has taken into consideration the following plans & documents:

- Sheet Title: fencing details, Project ID: 12830
- Location Plan (1:1250)
- Block Plan (1:500)
- Sheet Title: Gates and fencing details, Project ID: 12830
- Arboricultural Statement, Jenks Oxford, January 2019
- Jacksons Fencing Specification Sheet Style A
- Planning Statement, Title: Rationale
- Pre-Application response letter (181944), Date: 21st December 2018
- Photographs

As received: 13/02/2019

- Sheet Title: Fencing details, Project ID: 12830

As received: 22/04/2019

5. Relevant Planning History

None.

6. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. Relevant Planning Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework '*Core Strategy*' 2008 (Altered 2015) and '*Sites and Detailed Policies Document*' 2012 (Altered 2015).

The '*National Planning Policy framework*' ('NPPF') states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF)

(Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given). Accordingly, the 'NPPF' and the following development plan policies and supplementary planning guidance are relevant:

8. Relevant Policies

The application has been assessed against the following policies:

National

National Planning Policy Framework;
National Planning Policy Guidance;

RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

CS7 Design and the Public Realm
CS38 Trees, Hedges and Woodlands

Sites and Detailed Policies Document 2012 (Altered 2015)

DM4 (Safeguarding Amenity)
DM9 (House Extensions and Ancillary Accommodation)
Supplementary Planning Guidance - A Design Guide to House Extensions (2003)

9. Appraisal

Design, impact on the host dwelling, character of the area and street scene

Given the location of the application site being on the corner of Highmoor Road and Woodcote Road, it is acknowledged that the proposed railings would enjoy a prominent position in the street scene along both roads. It is considered that the proposed 1.83m black polyester powder coated steel railings adjacent to Highmoor Road would have the appearance of traditional iron railings that would appear sympathetic to the host dwelling. Further, given the minimalist nature of railings (in terms of visual impact in comparison to other styles of fencing), it is considered that the proposal would not appear unduly bulky or dominant in the street scene.

Of the nearby fences wooden close board panel fencing is the most common with examples opposite the application site at 80 Highmoor Road and adjacent to the application site at 72 Highmoor Road. However, there are limited examples of metal railings and gates in the surrounding area, notably at 34 Woodcote Road opposite the application site. As such, railings are considered appropriate in this location and would not be significantly harmful to the character of the street scene or visual amenity of the surrounding area.

Concerning the proposed 2m railings and gates to the north east of the application site, given the 2m set back from the site boundary, the significant screening provided by hedging and soft landscaping and that the proposed development could be undertaken

without planning permission under permitted development right; the scale of the development is considered acceptable in the specific context of this site.

The proposal accords with Policies CS7 and DM9.

Impact on neighbouring amenity

Given that this application relates to the installation of railings and gates around the perimeter of the application site and the significant separation distances between the proposal and neighbouring properties; the proposal would not have any significant detrimental impacts on neighbouring amenity.

The proposal accords with Policy DM4.

Other Issues

Community Infrastructure Levy

The proposal would not be liable for the Community Infrastructure Levy (CIL).

Previous Planning Determinations

When assessing planning application 130788 (erection of 1.6m high wooden perimeter fence and replacement of driveway entrance gates with 1.8m high wooden gate at 80 Highmoor Road - opposite the application site) the case officer surveyed the boundary treatment of surrounding properties (including the application site) and noted the following:

Regarding the character of the area and the nature of boundary treatment in the surrounding properties, the heights of fences and walls have been measured on site; the height of soft landscaping has been estimated. Please read the attached table with reference to the coloured plan and photos on the application file.

Address	Current boundary treatment	Comment
80 Highmoor Road	Woodcote Road: 1.5m c/b fence Highmoor Road: 3m Yew hedge	No recorded planning approval
29 Woodcote Road	1.5m c/b fence	No recorded planning approval
33 Woodcote Road	1.75m c/b fence	No recorded planning approval
35 Woodcote Road	1.5m c/b fence, then trellis to 1.75 m	No recorded planning approval
40 Woodcote Road	1.3m c/b fence (new), with hedge behind to approx. 2.2m	No recorded planning approval.
Methodist Church, Woodcote Road	Low brick wall with capping stones to 0.55m	Wall is PD height

	<i>Limited landscaping and laws, very open aspect</i>	
<i>34 Woodcote Road</i>	<i>Highmoor Road: Wall to 0.4m, then c/b fence on top to 1.8m, plus some sections of trellis to 2-3m Woodcote Road: Cypress hedge to min. 3m</i>	<i>No recorded planning approval</i>
<i>32 Woodcote Road</i>	<i>Wall to 0.5m with limited landscaping behind</i>	<i>Permitted Development (PD)</i>
<i>30 Woodcote Road</i>	<i>Open lawned frontage, no boundary treatment, landscaping and trees set back within site.</i>	<i>Not development</i>
<i>21 Woodcote Road</i>	<i>0.5m wall</i>	<i>PD</i>
<i>23 Woodcote Road</i>	<i>0.5m wall</i>	<i>PD</i>
<i>63 Highmoor Road</i>	<i>Woodcote Road: very tall trees and shrubs (4m +) Highmoor Road: very tall trees and shrubs (4m +) Curve at corner: young hedge planted only, circa. 1m in height, currently.</i>	
<i>72 St. Peter's Ave.</i>	<i>Highmoor Road: Wall to 0.5m, with c/b fence sited behind, to 2.2m (overall)</i>	<i>No recorded planning approval</i>
<i>74 St. Peter's Ave.</i>	<i>Highmoor Road: Mixed hedge to circa. 3m.</i>	

As shown from the table above, there is a variety of boundary treatments in the area ranging from open lawn to high fence lines over 2m in height. In determining application 130788 the case officer concluded that, on balance, the siting of a 1.83m fence and gates along Highmoor Road opposite the application site would be sufficiently harmful to the character of the area to justify the refusal of the application. Revised plans were then submitted showing the maximum height of the fence to be 1.6m above ground level and the height of the gate remained 1.8m. This was considered appropriate in the local context and planning permission was granted.

Whilst all planning applications must be assessed on their own merits, previous determinations are a material consideration. As such, in the assessment of this application due consideration has been given to the conclusions reached as part of application 130788. It is considered that the proposed railings would have a significantly lesser visual impact than the close board fence assessed during application 130788. As such, whilst a close board fence of 1.83m was deemed harmful to the character of the street scene; the railings proposed as part of this application are significantly less impact upon the street scene and so a height of 1.83m is considered appropriate. It is considered that the recommendation to approve this application is consistent with the assessment and conclusions of application 130788.

Transport

Further to the consultation response provided by the RBC Transport Development Control Advisor, there are no transport related concerns as the proposed gates would be significantly set back from the carriage way and would not result in vehicles obstructing the road.

Natural Environment

Further to the consultation response from the Natural Environment Officer, the precautions and procedures outlined in the Arboricultural statement are considered sufficient to protect the trees, hedges and other soft landscaping; in line with Policy CS38.

10. Recommendation

Grant planning permission, subject to the following conditions:

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The materials to be used in the construction of the external surfaces of this development shall be:

Railings:

- Jacksons Barbican Imperial fencing in black

Gates:

- Jacksons Fencing Ornamental gates, Style A, Colour: Black

as shown on the approved plans or documents.

Reason: in the interests of ensuring that the new development appears in keeping with the existing building or surrounding area in accordance with Policy CS7 and Policy DM9.

3. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan (1:1250)
 - Block Plan (1:500)
 - Sheet Title: Gates and fencing details, Project ID: 12830
 - Arboricultural Statement, Jenks Oxford, January 2019
 - Jacksons Fencing Specification Sheet

As received: 13/02/2019

- Sheet Title: Fencing details, Project ID: 12830

As received: 22/04/2019

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

Informatives

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
2. The applicant's attention is drawn to Building Regulations requirements. Please contact Building Control on 0118 937 2449 for advice.
3. The construction (and demolition) of the development will be subject to environmental health law and the applicant is referred to:
<http://beta.reading.gov.uk/environmentalprotection>
4. The decision to grant planning permission follows the positive and proactive consideration of the issues raised by this planning application and issuing the decision within the agreed extended time period.