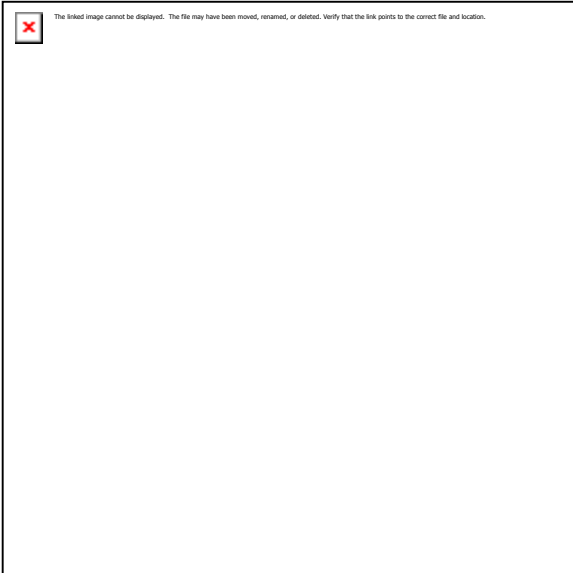




Delegated Report

Householder Planning Application

Planning Application No: 20220546

Location: 253 Singlewell Road Gravesend Kent DA11 7RN

Description: Retention of front boundary fence

Applicant: Mrs Gursharanjit Ahluwalia

Site Visit Date: 20/07/2022

Submitted Documents/Plans

Application form;
Drawing no. 20010-L1 – Location Plan;
Drawing no. 20010-L2 Rev. E – Proposed Block Plan;
Drawing no. 20010-L3 Rev.B – Existing Block Plan; and
Drawing no. 20010-02 – Proposed Plan & Street Elevation.

Relevant Planning History

None.

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Householder Extensions/Alterations Design Guide (2021);

Consultations, Publicity and Representations

Consultees

GBC Highways Officer

I would recommend refusal as the applicant does not provide pedestrian visibility splays; their drawing is incorrect.

Visibility splays are 2m x 2m measured down the edge of the access and along the back edge of footway. Not from the centre of the drive as shown on their drawings. Nothing within a pedestrian visibility splay should exceed 850mm in height.

Neighbouring properties

6 surrounding properties were consulted – overall consultation expiry date was 20 June 2022 – no responses received.

Officer's Analysis

The application site consists of a two storey detached dwelling situated on the eastern side of Singlewell Road.

This application is for retention of the front boundary fence. The fence is 2.3m in height vertical boarded fencing which is dark stained.

The principle considerations in the assessment of the application are:

- Design, Character and Appearance
- Parking and Highways

Design, Character and Appearance

The property previously had a low level boundary fence across the frontage either side of the access to the

dwelling and this has now been replaced by 2.3m high vertical boarded dark stained fencing. This is seen in the below before and after images:

May 2019 (Google Street View image):



July 2022 (Site visit):



This part of Singlewell Road is characterised by large properties set within large plots which are set back from the road with low level walls/fencing enclosing the front gardens many with soft planting behind. These low level boundary treatments are an important unifying feature in this part of Singlewell Road and provide a pleasant and open semi-rural character to the area which complements the appearance of the street scene.

The fencing which has been erected is much greater in height than the fencing which previously stood at no. 253 and any of the other boundary walls/fences along the frontages in the vicinity which average 1m in height and just thereover.

The Householder Extensions/Alterations Design Guide SPD states the following in respect of front garden boundary treatments:

Front Garden Boundary Treatments

10.23 Boundary treatments help to define the relationship between a dwelling and the street. They can include garden walls, fences, railings and hedges. Existing boundary treatments and garden walls should be retained where they allow sufficient visibility splays to avoid open planned front gardens. A strong front boundary treatment should be incorporated into proposals, particularly where this is characteristic of the street. Boundary treatments visible from the street should:

- Respond to the design of the dwelling;
- Be consistent with the height of other enclosures on the road;
- Avoid the introduction of different styles along the street. Treatments should reinforce the dominant boundary type along the street, ensuring consistency with the style and age of the property;
- Consider well-maintained planting as an alternative solution and retain any hedgerow;
- Encourage natural surveillance of the street and help design out crime;
- Incorporate visibility splays and sight lines for pedestrian and vehicular safety;
- Hedges are also encouraged given their air quality benefits

In this case the replacement fencing which has been erected would not be consistent with the height of other enclosures on the road and would introduce a different style along the street by virtue of the excessive height which is much greater than the other boundary treatments in the immediate locality.

It is noted there are other boundary treatments in the street such as wall/hedgerow combination where the total height may be on par with the height of the fencing erected at no. 253 but the walls themselves are low level and hedgerow is a much softer treatment to the streetscene so the overall height is not overpowering to the streetscene. It is also noted there are examples of brick and railing boundary treatments where the height of the piers are on par with the height of the fencing at no. 253 but the main part of the wall itself is still low level with open spaces between for the railings and so the overall effect is not a harsh treatment to the streetscene.

The fencing which has been erected by virtue of its height is an incongruous and overly dominant feature which is out of keeping with the immediate locality which is characterised by low boundary treatments and is therefore harmful to the character and appearance of the streetscene. As such in respect of design, character and appearance the proposal is contrary to Policy CS19 (LPCS).

Parking and Highways

The Council's Highways Officer recommends refusal of the application as insufficient visibility splays have been provided – the submitted drawing shows the visibility splays taken incorrectly from the centre of the driveway when they should be 2m x 2m measured down the edge of the access and along the back edge of the footway with nothing in the splays exceeding 850mm in height but this would not be achieved in this case as the fencing is 2.3m in height. The retention of the fencing would therefore be harmful to highway and pedestrian safety and in this respect the proposal would be contrary to Policy CS11 (LPCS).

Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The fencing by virtue of its height is an incongruous and overly dominant feature which is out of keeping with the immediate locality which is characterised by low boundary treatments and is harmful to the character and appearance of the streetscene. As such the proposal is contrary to Policy CS19 (LPCS).

The fencing by virtue of its height results in insufficient visibility splays which is harmful to highway and

pedestrian safety and as such the proposal is contrary to Policy CS11 (LPCS).

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	20th July 2022	Dated:	20 July 2022