

Item No. 14**SCHEDULE C**

APPLICATION NUMBER	CB/11/03728/FULL
LOCATION	11 Clifton Road, Shefford, SG17 5AA
PROPOSAL	Erection of 1.8 meter high fence
PARISH	Shefford
WARD	Shefford
WARD COUNCILLORS	Cllrs Birt & Brown
CASE OFFICER	Samantha Boyd
DATE REGISTERED	17 October 2011
EXPIRY DATE	12 December 2011
APPLICANT	Mr A Brown
AGENT	
REASON FOR COMMITTEE TO DETERMINE	Applicant is Cllr Anthony Brown
RECOMMENDED DECISION	Full Application - Granted

Site Location:

The application site is a residential property located on the corner of Clifton Road and Iveldale Drive in Shefford. The property is enclosed along the eastern boundary by a conifer hedge and fencing.

The Application:

This application seeks consent for the erection of a 1.8m fence along part of the eastern boundary.

RELEVANT POLICIES:**National Policies (PPG & PPS)**

PPS1 Delivering Sustainable Development

Regional Spatial Strategy

East of England Plan (May 2008)

Core Strategy and Development Management Policies

CS14, DM3 High Quality Development

Supplementary Planning Guidance

Design in Central Bedfordshire

Planning History

MB/03/00834	Demolition of existing rear conservatory and erection of new conservatory - Granted 10/06/03.
MB/79/00224	First floor extension - 01/03/79.
MB/79/00637	Outline - single dwelling.
MB/79/00637/A	House and carport - 09/04/81.
MB/86/00825	Change of use from extension to separate dwelling - 09/04/81.

Representations: (Parish & Neighbours)

Shefford Town Council	Unable to comment - clarification required re position of fence to boundary. Two submitted drawings show different boundary shapes.
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NOTE: This may be an anomaly from old Ordnance Survey maps and the submitted site plan. The position of the proposal fence is clearly marked on plan CBC/002 therefore the plans are considered to be adequate.

Neighbours	No comments received.
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Consultations/Publicity responses

Internal Drainage Board	No comments received.
Environment Agency	No comments to make.
Tree and Landscape Officer	No objections to removal of conifer hedge.

Determining Issues

The main considerations of the application are:

1. The effect upon the character and appearance of the area
2. Neighbouring amenity
3. Highway safety

Considerations

1. The effect on the character and appearance of the area.

It is proposed to remove the existing conifer hedge which is approximately 3m in height. The conifer hedge encloses the rear garden of the application site in part, the remainder of the boundary being trellis fence on top of a boundary wall. The conifer hedge is to be replaced with a 1.8m close boarded fence which would be 24m in length along the Iveldale Drive boundary of the application site. It is considered that the proposal would not harm the visual appearance of the surrounding area given the existing boundary treatment, therefore the proposal is considered acceptable.

2. Neighbouring amenity

Due to the location of the proposed fence no neighbouring properties will be affected by the proposal.

3. Highway safety

The proposed fence would not result in loss of driver or pedestrian visibility therefore the proposal would not have an adverse impact upon highway safety.

Recommendation

That Planning Permission be granted subject to the following:

- 1 The development hereby approved shall be commenced within three years of the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 which is designed to ensure that a planning permission does not continue in existence indefinitely if the development to which it relates is not carried out.

Reasons for Granting

The proposal would not have an adverse impact on the character and appearance of the area or an adverse impact on the residential amenity of neighbouring properties and is acceptable in terms of highway safety therefore by reason of its site, design and location, the proposal is in conformity with Policies CS14 and DM3 of the Core Strategy and Management Policies, November 2009; Planning Policy Statement 1 (2005), Regional policies in the East of England Plan (May 2008) and the Milton Keynes and South Midlands Sub-Regional Strategy (March 2005). It is further in conformity with the Supplementary Planning Guidance: Design in Central Bedfordshire, 2010.

Notes to Applicant

- 1. Please note that the unnumbered drawings submitted in connection with this application have been given unique numbers by the Local Planning Authority. The numbers can be sourced by examining the plans on the View a Planning Application pages of the Council's website www.centralbedfordshire.gov.uk.

DECISION

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