

Regeneration and Economic Development Department

APPLICATION NO: 21/00714/FUL

APPLICANT: Miss Heather Ball

WARD AFFECTED: Stockbridge

DEVELOPMENT: ALTERATIONS TO REAR BOUNDARY FENCE

LOCATION OF SITE: 2 The Withens, Stockbridge Village, L28 1AA

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

DQ2 - Security in the Built Environment

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No comments.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal is to increase the height of existing boundary fencing to a semi-detached corner bungalow which fronts The Withens with Spruce Grove to the side. The bungalow was built as part of the extra care scheme originally granted planning permission in 2015 (15/00786/FUL). The garden level of the bungalow is higher than the roadside level. The Spruce Grove length of existing fencing is approximately 2.2m high roadside and 1.5m high garden side, and it is proposed to increase this to 2.4m roadside and 1.8m high garden side. On the rear boundary, with 38 Spruce Grove, the existing fence is approximately 2.4m Spruce Grove side and 1.9m garden side; it is proposed that the increased height would be 2.65m Spruce Grove side and 2.2m garden side. Across the front of the back garden, from Spruce Grove to the rear corner of the bungalow, the existing height is approximately 2.1m roadside and 1.5m garden side rising to 1.8m with the gate/frame being approximately 2m height. The proposed height of fencing here would be 2.65m roadside and 2.1m garden side with the gate/frame remaining.

The application is to benefit a disabled person to improve quality of life and wellbeing.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

POLICY CONSIDERATIONS

The proposal complies in general with the above noted policies.

DESIGN, ACCESS AND CRIME PREVENTION

The design of the fencing is as the current fencing albeit higher. Whilst the height would not normally be supported there are mitigating factors which need to be considered together, namely the difference between the roadside land level and the levels of the garden, together with the greatly increased mental wellbeing issue this would bring the disabled applicant. It is considered that the proposal, particularly taking into consideration the mitigating factors, would not be detrimental to the visual amenities of the area or the neighbouring properties to a significant degree to warrant refusal. The proposal would not impact on the visual amenities of neighbouring properties or unduly affect outlook, and no objections have been received. The proposal would improve the security of the property and would not lead to anti-social behaviour issues. As such the proposal would comply with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and DQ2 of the UDP.

HIGHWAYS

There are no highways issues raised by the proposal.

RESIDENTIAL AMENITY

The proposal is for increased height of fencing to the rear garden of a bungalow on the edge of a residential area. The proposal will not impact on the residential amenities of neighbouring properties or the area. As such the proposal would comply with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP.

CONCLUSION

The proposal, taking the mitigating factors of the difference in levels between the garden area and the land external and adjacent the site plus the mental wellbeing of the disabled resident of the bungalow is acceptable in terms of visual amenity and the context of the site and the application, and therefore the fencing in this instance complies with planning policies. As such the application is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/09/2021	01	-	Existing Layout and Location Plan

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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			plus Existing Views of Fence
04/09/2021	02	-	Proposed Layout and Proposed Views of Fence

Lee Osborne

2 December 2021

Signed

Mark Quinn

03/12/21

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02