DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01227/FPH	Alterations to front boundary fencing	Risden Cottage Treacle Lane Rushden Buntingford Hertfordshire SG9 0SL

Submitted Plan Nos

WO/02/AW

1.0 Policies

LP6 Rural Areas Beyond the Green Belt

LP30	Replace or Extension Dwellings Countrysi
LP57	Residential Guidelines and Standards
SECT12	Conserving and enhancing historic enviro
SECT7	Requiring Good Design
XCGB1	Rural Areas Beyond the Green Belt
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Application for a detached garage was withdrawn under reference 13/02144/1HH.

3.0 Representations

3.1 **Conservation comments** – None received.

3.2 The occupiers of Hillbre raise no objections but wish it to be recorded that the location plan 'Buy A Plan' does not correctly show the boundary and that the boundary between the properties should be strictly adhered to.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 Risden Cottage is grade II listed and is located on the west side of Treacle Lane within Rushden Conservation Area. To the south is Flint Cottage (also grade II listed) whilst Hillbre (unlisted) is located to the north. The existing garage at Risden Cottage possesses no special interest and no objection is raised in conservation terms to its demolition.

4.2 **Proposal**

4.2.1 The application seeks permission to replace the existing 1.6m high front boundary fence with a 1.2m high black stained picket fence and a 5-bar gate. A hornbeam hedge is also to be planted to form a front boundary hedge
The new fencing would be to the north-eastern side of the property with a section along the highway boundary 7.5m long that then returns into the garden area splaying across the site to join the corner of the existing garage, it is this section that would contain the gate and pedestrian access.

4.3 **Key Issues**

4.3.1 The key considerations in this case, are whether the works would be in character with the listed property and conservation area and whether there would be any adverse impact upon the adjacent residential properties.

4.3.2 **Residential amenity**

The proposed section of fencing would not be adjacent to the boundary with Hillbre rather it runs from the parent building across to the south-eastern corner of the garage. I therefore conclude that the development would not impose any encroachment or infringement of Hillbre.
The fence is lower that the existing which is dilapidated and somewhat overgrown with vegetation. The proposal would have no adverse impact on any neighbouring residential amenity due to the location, orientation and scale.

4.3.3 **Visual Amenity**

The new fencing would be visible from the highway and be visible from public view points. Given the location, design, form and scale it is of my opinion that the proposed development would have not have a negative visual impact upon the street scene and therefore would not result in any detrimental harm to the overall character and appearance of the area.

4.3.4 **Conservation Area/Listed Building**

I have not received any formal comments from the Conservation Officer. In my view the nature of the development with a lower more sympathetic form of fencing would not harm either the character or appearance of the Conservation Area or harm the setting of this Grade II listed building. I have noted that an area of hardstanding and landscaping of the front area is proposed o the plans. The extent of these areas is unobjectionable in my view and would also be a positive enhancement to this area. Overall I consider that the scheme, would neither harm the special character of the listed building or harm the character or appearance of the Rushden Conservation Area. On this basis t the proposal would in my view satisfy Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as supported by the aims of Section 12 of the NPPF.

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable grounds for objection I have framed a favourable recommendation accordingly.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 July 2018	