

DELEGATED FILE NOTE

CASE OFFICER: ...Andrew Hunter.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00740/FPH	Installation of 1.8m wooden horizontal slatted fence to front boundary following demolition of existing brick front boundary wall.	95 Grove Road Hitchin Hertfordshire SG5 1SQ

Submitted Plan Nos

Location Plan Existing Plan Proposed Plan

1.0 Policies

D1	Sustainable design
D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
SECN12	Achieving well-designed places

SECN9 Promoting sustainable transport

SP6 Sustainable transport

T2 Parking

T1 Assessment of transport matters

SP9 Design and Sustainability

2.0 **Site History**

2.1 The main dwelling has been subject to previous applications which are not directly relevant to this application.

3.0 **Representations**

3.1 **Highways Officer** – Does not wish to restrict the grant of permission.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a semi-detached chalet bungalow dwelling with a pitched roof. The front boundary is a low wall with vegetation behind it. The site is in a residential area comprised of detached and semi-detached dwellings.

4.2 **Proposal**

4.2.1 The erection of a 1.8m high wooden fence along the front boundary which would replace the existing wall.

4.3 **Key Issues**

4.3.1 The key material considerations are design, neighbour amenity, and highways and parking.

Design

- 4.3.2 There are no objections to the removal of the existing front wall. The new fence will be typical of boundaries for a dwelling, and is acceptable in this regard.
- 4.3.3 The main consideration regarding design is whether it will be in keeping with the character and appearance of the locality. Front boundaries in the nearby street scene comprise low front walls (some with vegetation behind), hedges, and an approx. 1m high timber fence next door at No. 93. Nos. 97 and 99 have 1.8m high timber fences on their side boundaries on Stormont Road, however these serve private rear gardens and are not a prominent part of the street scene of Grove Road.
- 4.3.4 The character of Grove Road where the application site is located is considered to consist of low man-made front boundaries and has a more open character and appearance, with grass verges in front of dwellings contributing to this.
- 4.3.5 The proposed 1.8m high fence is considered contrary to this character, would be clearly visible in the street scene, and would be harmful to the character and appearance of the street scene as it would be an excessively high front boundary means of enclosure that would be contrary to the more open plot frontages in the locality. No planning permissions or other consents are evident nearby that could provide support for the proposal. The design is not acceptable. The proposal does not comply with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Neighbour amenity

- 4.3.6 The fence will be of a siting, height and design such that it will not appear overbearing or cause loss of light. Impacts on amenity are acceptable. The proposal complies with Policy D3 of the adopted Local Plan and Section 12 of the NPPF.

Highways and parking

- 4.3.8 The new fence will not affect parking provision, and has not received objections from the highways officer therefore it's not considered that it will be harmful to highway safety. The proposal complies with Policies T1 and T2 of the Local Plan.

4.4 **Conclusion**

- 4.4.1 In the absence of material planning reasons to the contrary it is my view that planning permission is **REFUSED**.

5.0 **Recommendation**

- 5.1 That planning permission be **REFUSED** for the following reason:

1. The proposal by reason of its height, siting and design, would be out of character with the street scene resulting in harm to its character and appearance. The proposal does not comply with Policies D1 and D2 of the adopted Local Plan, and Section 12 of the NPPF.

Proactive Statement:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 May 2025	