

MEMORANDUM

From:	Built Heritage Officer	Service:	Green Infrastructure
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Application No.	250506	Site Visit Made:	Previously
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Address:	Autumn House, Milley Lane, Hare Hatch, RG10 9TH.
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Proposal:	Application to vary conditions 2, 5, 7 and 15 of planning consent 212446 (allowed at appeal ref: APP/X0360/W/21/3289621 RD and varied by 240108) for the proposed erection of 1 no. x 4 bedroom detached dwelling with link-attached garage and workshop, plus associated parking and landscaping, following demolition of existing animal enclosures, aviaries and office/staff welfare building. Condition 2 relates to the approved plans, 5 to landscaping, 7 to drainage details and 15 to boundary treatments, and the variation is to include an array of PV panels plus amended drainage details and details of boundary treatments.
Relevant built heritage condition text.	240108 Condition 15: Prior to the occupation of the development hereby approved, details of the boundary treatments and entrance gate shall be submitted to and approved in writing by the local planning authority. The works shall then be carried out in accordance with the approved drawings/plans.

Summary Of Recommendations

Believe a less solid form for the wooden entrance gates would be an enhancement over what is being proposed.

Comments

It is noted that instead of only just retaining the 'existing; metal estate style metal railings adjacent to the highway, having a grass strip and planting a high boundary hedge a couple of metres back from the frontage as the approved plans of 212446 and 240108, it is now intended to also introduce a 1.8m high closed boarded fence directly behind the high frontage hedging.

It is proposed to have a pair of vertical planked timber vehicle entrance gates of the same height to the closed boarded fencing attached to the two brick gate piers upon which the gates would be hung from. The height and unbroken form of the timber gates is considered to be somewhat visually harsh and unwelcoming in the street scene. Consideration is thought should be given to a less solid form of gates.

Date:	24/04/25	Signed:	Keith Frost Built Heritage Officer
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