



**Application for new 2 metre high fence
adjacent to the western boundary with
number 46.**

**44 Eastheath Avenue, Wokingham, RG41
2PJ**

Planning/ Design and Access Statement

Application Site

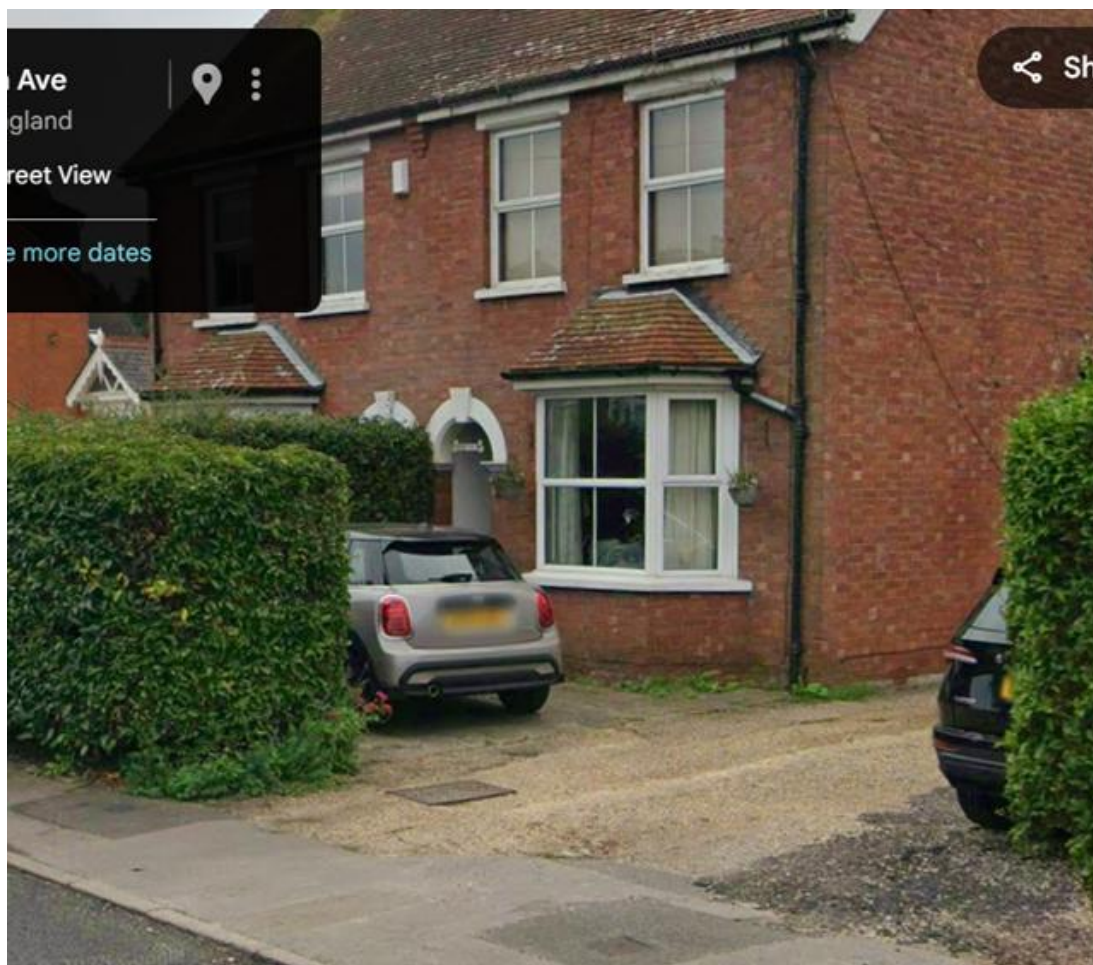
The application site relates to an existing two storey semi detached residential dwelling located within a built up residential area.

Some fencing is used as boundary treatments and is clearly visible in the area and street scene.

The Application site has a shared access driveway.

The site is bounded by low level hedging. The surrounding area is residential in nature and is characterised by a relatively uniform row of dwellings. No detailed planning history online apart from a reference to a lawful development certificate for a loft conversion.

Street View of Application Site:



View looking West towards Application site – similar examples of fencing seen in image below:



Front view of Application Site:



Indicative image of proposed fencing:



The Proposal

The proposal seeks to construct a new boundary fence to a maximum height of 2 metres to separate the shared driveway area adjacent to number 46. The proposal would extend the existing boundary fence out towards the pavement and separate the boundaries between the two properties which currently have a shared driveway area. The fence would be timber close boarded to match the existing fence and other fences in the surrounding area.

Planning Policies

Section 38(6) of the 2004 Planning and Compulsory Purchase Act and section 70 of the Town and Country Planning Act 1990, as amended, require decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICY FRAMEWORK -

The NPPF advises that there is a presumption in favour of sustainable development and that applications for sustainable development should be approved where possible. Paragraph 131 notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development.

Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Development Plan Relevant Policies:

Core Strategy (CS):

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP6 – Managing Travel Demand
- CP9 – Scale and Location of Development Proposals

MDD Local Plan (MDD):

- CC01 – Presumption in Favour of Sustainable Development
- CC04 – Sustainable Design and Construction
- CC07 – Parking

Joint Minerals and Waste Plan (JMWP):

- DM1 - Sustainable Development
- DM2 - Climate Change – Mitigation and Adaptation

Other:

- Borough Design Guide Supplementary Planning Document
- CIL Guidance + 123 List

Assessment

Paragraph 8 of the NPPF explains that achieving sustainable development means that the planning system has overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- i) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure;
- ii) a social objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful, and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- iii) an environmental objective – to protect and enhance our natural, built, and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The National Planning Policy Framework (2024) requires that development needs to contribute towards creating visually attractive, distinctive places to live, work and visit, whilst also being sympathetic to the local character. Innovation should not be prevented but

development should ass to the quality of an area whilst providing a high stand of amenities for existing and future users.

The property is within the development boundary where extensions or alterations to dwellings such as this are an acceptable form of development in principle. The remaining issues to consider relate to detailed considerations around design, appearance, amenity and highway safety.

The work is of a minor scale within the curtilage of the domestic property. The development is considered to be appropriately related to its site, surroundings and the existing house and the site has no major constraints. On balance, the principle of development is considered to be acceptable.

The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

The fence does not directly face towards the highway or pavements but its last panel and post is adjacent to it. The fence would due to its location, positioning and design still retain a degree of visual permeability, thereby reducing its overall impact on the streetscape. This form of boundary treatment is commonly associated with residential dwellings. The fence would not be out of keeping with the residential character of parts of the street and in this context the fencing is appropriate.

The proposed development is proportionate to the existing dwelling and integrates comfortably with its front elevation, maintaining a balanced and cohesive appearance. Its scale and siting ensure that it does not appear overly prominent or visually intrusive when viewed from the street. It is acknowledged that it would be visible from within the street scene, however when viewed in the context of the existing backdrop of the dwelling, other boundary treatments and outbuildings and extensions all highly visible from within the area it would not appear as an alien or unacceptable feature in its surrounding context.

The development is only marginally above what would normally constitute permitted development but due to its location close to the highway an application has been submitted.

The new boundary fencing due to its overall height, use of materials and detailing, respects the character and appearance of both the host dwelling and its surroundings. As such, it would accord with Policies referred to above to ensure that development is of high-quality design and sympathetic to local character.

The development is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties or the character and appearance of the surrounding street scene. The development is unlikely to have any detrimental impacts. It comprises a sustainable form of development that is entirely consistent with the policy aims at national and local levels. The benefits of the scheme, therefore, meet the principle in the NPPF to improve the economic, social, and environmental conditions of an area through sustainable development.

The work has been designed sympathetically to ensure it is appropriate in terms of its scale, height, bulk design and use of materials. It does not appear as an unexpected feature within a predominantly residential area. The site is not within a conservation area and does still benefit from permitted development rights. As a result, slightly more unsympathetic boundary treatments and outbuildings could be constructed here regardless. There are also a variety of different boundary treatments and garden outbuildings within the locality which are visible from within the street scene.

Safe and suitable access into and out of the site would still be maintained and there would be no impact upon pedestrian and highway safety. The development respects the design, scale, materials, character, appearance and proportions of the existing dwellings and preserves the character and appearance of the surrounding area and wider street scene. The scheme amounts to Sustainable Development which accords with the prevailing policies of the Development Plan and NPPF. In summary, the development constitutes appropriate development in the location and conforms to all applicable planning policies.

Conclusion

Following a review of the applicable policy for this application and all material considerations, it is our professional view that the development is in compliance with all applicable policies above. The development is appropriate development that is not harmful to the character or appearance of the surroundings.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with the applicable guidance of the NPPF.

Should any further information be requested to assist in the council's assessment of the proposal, please do not hesitate to contact me directly.

Thank you,

Kind regards,

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