



**PLANNING COMMITTEE:** 3 September 2013  
**DIRECTORATE:** Regeneration, Enterprise & Planning  
**HEAD OF PLANNING:** Susan Bridge

**N/2013/0562**                      **Erection of 2m high close-boarded timber fence to part of the front and side perimeter at 7 Hall Close**

**WARD:** Old Duston

**APPLICANT:** Mrs Janet March  
**AGENT:** None

**REFERRED BY:** Head of Planning  
**REASON:** Applicant is related to a Council employee

**DEPARTURE:** Yes

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

1.1 **APPROVAL** subject to conditions and for the following reason:

The siting and appearance of the proposed fence is acceptable and will not be detrimental to visual amenity in accordance with Policies E20 and E40 of the Northampton Local Plan.

**2. THE PROPOSAL**

2.1 Erection of a 2m high close-boarded timber fence to the side and rear boundaries of the property.

**3. SITE DESCRIPTION**

3.1 The application site contains a detached dwelling situated at the end of a residential cul-de-sac with the rear and side boundaries enclosed with shrubs and bushes.

3.2 There are other dwellings located to the south and west boundaries and a highway grass amenity strip to the east.

#### **4. PLANNING HISTORY**

4.1 None.

#### **5. PLANNING POLICY**

##### **5.1 Development Plan**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises the saved policies of the Northampton Local Plan 1997.

##### **5.2 National Policies**

National Planning Policy Framework (NPPF)

##### **5.3 Northampton Borough Local Plan**

E20 – New Development

E40 – Crime and Vandalism

##### **Supplementary Planning Guidance**

Planning Out Crime in Northamptonshire SPG 2004

#### **6. CONSULTATIONS/ REPRESENTATIONS**

6.1 **Duston Parish Council** – no objection but would like to see planting on the highway side of the fence if possible.

6.2 **5 Hall Close** – do not want to look straight onto a 2m high wooden fence; would prefer the fence to be placed behind the hedge and the other bushes; would also be helpful if the shrubs overhanging the road could be trimmed.

#### **7. APPRAISAL**

7.1 The front and side boundaries of the application site are mainly covered with shrubs and bushes at the moment. It is noted that the rear boundary of no.9 Hall Close contains a brick wall that fronts onto a strip of amenity land that adjoins the side boundary of the application site.

7.2 Planning permission is required as the fence is 2m high and adjoins a public highway and the property is covered by an open plan condition imposed when planning permission was given in the 1970s.

7.3 The siting and appearance of the proposed fence is considered acceptable as it will match the fence erected on the boundary of the adjoining property. There is a separation distance of over 15m from the link road of Millway onto which it predominantly faces. The applicants have stated that the fence will be screened by shrubs and bushes behind it and is necessary as it will significantly improve the

security to their property. Given the limited length of fencing proposed and its siting at the end of the cul-de-sac it is not considered that its introduction would detrimentally affect the open character of the area.

## **8. CONCLUSION**

- 8.1 It is considered that the proposal is acceptable in this cul-de-sac and would not detrimentally affect visual amenity. The proposed fence would significantly improve security for the property in accordance with Local Plan Policies E20 and E40.

## **9. CONDITIONS**

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- (2) The development hereby approved shall be carried fully in accordance with the following approved plan: site layout plan 1:500 scale.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.

## **10. BACKGROUND PAPERS**

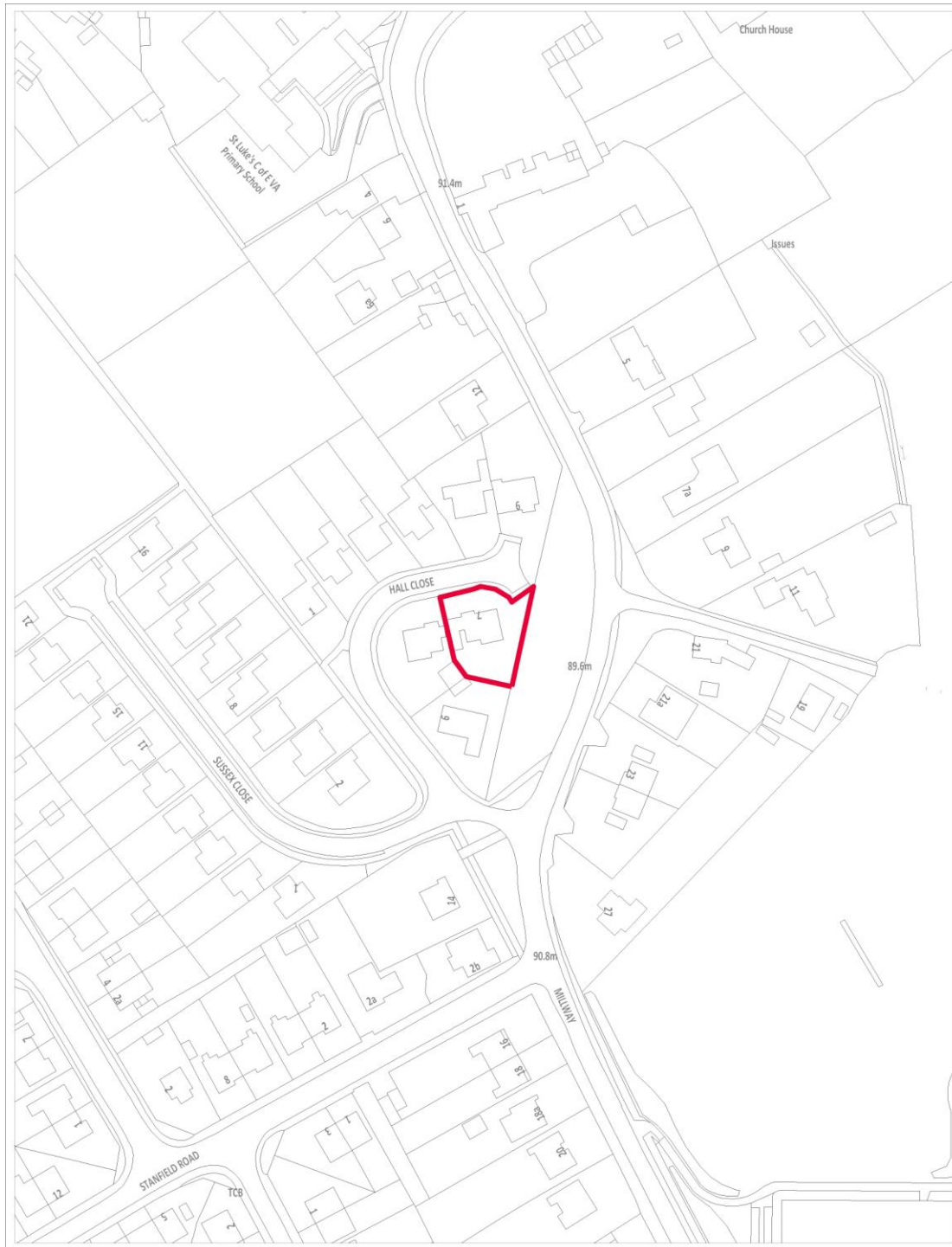
- 10.1 N/2013/0562.

## **11. LEGAL IMPLICATIONS**

- 11.1 None.

## **12. SUMMARY AND LINKS TO CORPORATE PLAN**

- 12.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Planning  
 Date: 19th August 2013  
 Scale: 1:1250  
 Dept: Planning  
 Project: Committee

Title  
**7 Hall Close**

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