



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

**N/2013/0732:** Installation of front boundary hedge 2m high with 2m high fence behind and retention of pedestrian gate – part retrospective  
56 Augusta Avenue

**WARD:** East Hunsbury

**APPLICANT:** Mr and Mrs Logendran  
**AGENT:** Dr Richard Post, Architectural Ideas

**REFERRED BY:** Cllr Larratt  
**REASON:** Concerns about visibility for vehicles emerging from the adjacent Close

**DEPARTURE:** No

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**APPLICATION FOR DETERMINATION:**

**1. RECOMMENDATION**

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

The proposed installation of the front boundary hedge and fence is not considered to be unduly detrimental to the character and appearance of the area or the impact on highway safety and therefore complies with Policy E20 of the Northampton Local Plan and National Planning Policy Framework.

**2. THE PROPOSAL**

2.1 The proposal is for works that have been partially implemented to enclose the grass verge that runs to the side of the property with the erection of a fence inside a boundary hedge. The height of the fence/hedge will be 2 metres high to the side/rear of the dwelling and 1 metre high to the side/front. The proposal includes a 1 metre high gate that has already been erected and a 2m x 4m visibility splay at its closest point to the access road that serves this house and three other

houses. Hedge planting has already been carried out along the boundary.

### **3. SITE DESCRIPTION**

3.1 The application site is situated on the north side of Augusta Avenue, a long 'no-through' road situated in a primarily residential area.

3.2 The site consists of a detached house with a detached garage located to the front of the dwelling. The property fronts onto a close shared with three other dwellings and sides onto Augusta Avenue. A six metre wide grass verge separates the property from the adjacent footway to the north of Augusta Avenue.

### **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 Local Plan**

E20 – New Development

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

6.1 **Councillor Larratt** – considers the proposal would not be detrimental to the street scene but has concerns about access and visibility for users of the shared close.

6.2 **52 Augusta Avenue** - raises concerns about reduced visibility and road safety and impact on cyclists and pedestrians, future maintenance of the hedge and impact on character and appearance of the area.

6.3 **54 Augusta Avenue** - concerned about:

- appearance of proposal; consider hedge will appear unkempt and overgrow footpath, would prefer that fence is the external feature as is the case with the property opposite.
- reduction in visibility for users of the close and the impact on highway safety.
- consider fence should be angled to maintain adequate sight lines.

- 6.4 **58 Augusta Avenue** - expresses concerns as follows:
- would be opposed to a trend to enclose front gardens with high boundaries, consider it will impact on the character of the area.
  - consider a 2m high hedge opposite a 5 foot high fence would create a narrow corridor at this section of Augusta Avenue, dividing the end of the Avenue from the rest of it.
  - concerned about maintenance of hedge adjacent to the boundary and obstruction of highway.
  - consider hedge may conceal vehicles emerging from the close in which nos. 50 to 56 are situated.

## 7. APPRAISAL

- 7.1 No. 56 Augusta Avenue is a detached house on a suburban residential street consisting of detached houses on substantial plots. The main issues are the effect of this development on the character and appearance of the surrounding area and highway safety.
- 7.2 There is some variation in character along the length of Augusta Avenue. In some parts there are generous grass verges with roadside trees while in others these features are not present. With regard to the front boundaries of properties many have front hedges of varying heights, some have walls and gates and some have none. There are examples of fences and hedges that form the boundaries of properties nearby, up to a height of 1.8m abutting the public footpath. It should be noted that the fence opposite was erected without consent but is deemed to now have permission.
- 7.3 In this context it is considered that the introduction of the proposed fence with hedgerow planting in front would be in keeping with the prevailing character and appearance of the street scene along Augusta Avenue and less visually intrusive than fencing alone. The 2 metre high fence/hedge would only form part of the boundary (principally to the rear of the dwelling, a length of some 24m) and is considered acceptable at this height where it abuts the rear garden. Where the boundary relates to the front of the premises the fence would be 1m metre high which is in keeping with the height of other front boundaries within the Avenue. Concerns regarding the possibility of the hedge overhanging the footpath are noted but this would be a matter for the landowner to manage and for the Highway Authority to address if obstruction occurs. It is not considered that the proposal would cause substantial harm to the character and appearance of the street scene along this section of Augusta Avenue.
- 7.4 With regard to the impact on highway safety the proposal includes a visibility splay of 2 metres x 4 metres. Concerns of neighbours are noted regarding the impact of reduced visibility when entering or exiting the close, however as the size of splay complies with the highway standing advice prescribed by the Highway Authority the reduction in

visibility cannot be considered as having a significant detrimental impact to justify refusal. A condition should be applied to ensure that the visibility splay is maintained.

## **8. CONCLUSION**

- 8.1 In conclusion it is considered that, subject to conditions, the proposed development would not unduly impact the character and appearance of the area or have a significant impact on highway safety and therefore complies with Policy E20 of the Northampton Local Plan and National Planning Policy Framework.

## **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 permitted shall be carried out in accordance with the following approved plan: 18043-S01.

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

- (3) The triangular area of land as shown on the approved drawing (ref 18043-S01) measuring 2m x 4m which provides the requisite visibility splay shall be completely cleared of all obstructions and maintained at a height not exceeding 0.6 metres above adjacent footway level.

Reason: To secure a satisfactory standard of development in accordance with Policy E20 of the Northampton Local Plan.

## **10. BACKGROUND PAPERS**

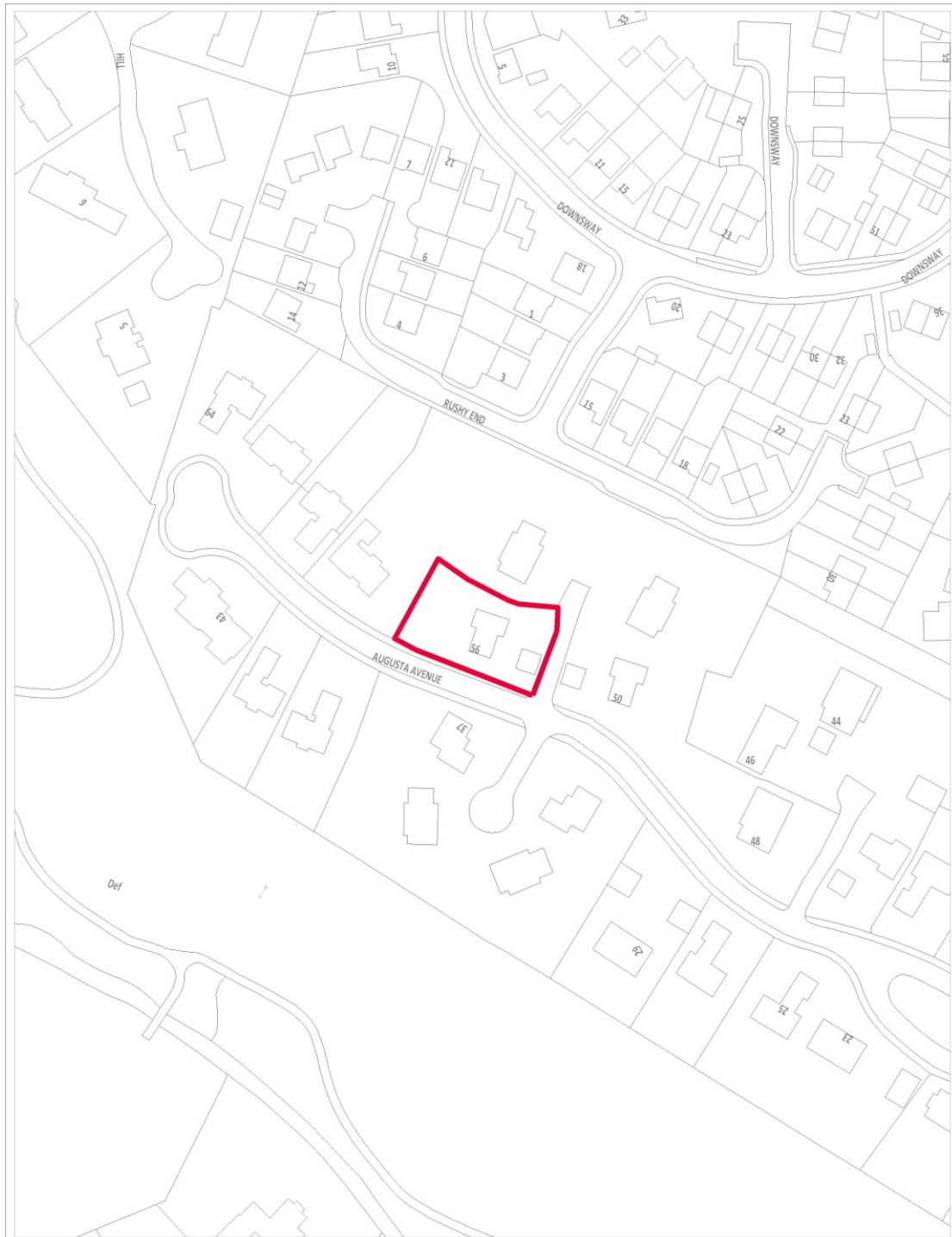
- 10.1 N/2013/0732.

## **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: 20th August 2013  
Scale: 1:1250  
Dept: Planning  
Project: Committee

Title  
**56 Augusta Avenue**

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