

<b>APPLICATION NO.</b>	<a href="#">P12/V1582/HH</a>
<b>APPLICATION TYPE</b>	HOUSEHOLDER
<b>REGISTERED</b>	21 August 2012
<b>PARISH</b>	BLEWBURY
<b>WARD MEMBER(S)</b>	Janet Shelley
<b>APPLICANT</b>	R R Farrell
<b>SITE</b>	Hall Barn Close Chapel Lane Blewbury Didcot OX11 9PQ
<b>PROPOSAL</b>	Proposed erection of brick wall on south boundary of site and erection of 1.83m high close boarded fence on east boundary of site (amended plans)
<b>AMENDMENTS</b>	29.10.12 – amended plans received
<b>GRID REFERENCE</b>	452991/185706
<b>OFFICER</b>	Holly Bates

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1.0 **INTRODUCTION**

1.1 Hall Barn Close is a grade II listed dwelling located within the conservation area in Blewbury. The dwelling sits within an L-shaped plot, with the rear garden of the site wrapping around the neighbouring site to the south, Stocks, which is also a listed building. The side elevation of the property fronts onto Chapel Lane to the east, while the southern boundary of the rear garden backs onto Nottingham Fee. The Red Lion Inn is located to the north of the site, and is also a listed property. Open land lies to the west of the site.

1.2 The site plan is **attached** at appendix 1.

1.3 The application comes to committee at the request of the local member, Cllr. Janet Shelley.

2.0 **PROPOSAL**

2.1 The application seeks full planning permission for the erection of a brick wall up to 1.9m high along the south boundary of the site between Hall Barn Close and Stocks and the erection of a 1.83m high close boarded fence along the east boundary of the site between the rear garden of Hall Barn Close and Stocks.

2.2 Amended plans have been received during the course of the application which replace the originally proposed close boarded fence on the southern boundary with the proposed brick wall, and also lowered the height and length of the proposed close boarded fence along the eastern boundary.

2.3 The application plans are **attached** at appendix 2.

3.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

3.1 **Blewbury Parish Council** - No objections (to either the application as originally submitted or the amended plans).

3.2 **Conservation Officer** – “This scheme has been amended by the applicant in response to concerns that were raised about the original application. The amended proposal involves the construction of a wall along the entire length of the southern boundary of Hall Barn Close which will match the neighbour’s existing wall. The proposed wall will not have an adverse impact on the setting of the listed buildings. The proposal along

the east boundary is to retain the existing interwoven fence along the southern most part of the boundary and to construct a 1.83m high close boarded fence along the remaining length of the boundary. The reduction in the length and height of the proposed fence is welcomed and will reduce the impact of the fence on the character and appearance of the conservation area. Taking into account the amount of existing vegetation that screens the boundary, the close boarded fence as proposed is considered acceptable. The proposal will not harm the significance of the listed building or the conservation area. Recommendation: Planning permission is granted.”

3.3 **Neighbour objections (22)** – Twenty two objections were received in relation to the original proposal and a petition with 82 signatures was also received (one request was subsequently received to remove a name from this list).

3.4 **Neighbour objections (17)** – Seventeen representations have been received from neighbouring properties in relation to the amended plans. While generally supportive of the amendments in relation to the brick wall, they all still raise objections to the proposed fence on the eastern boundary for the following reasons:

- The fence will be visible from Nottingham Fee, which is well-used, and would have a harmful impact on the setting of Stocks and the conservation area;
- A different type of fence would be more appropriate;
- Much of the vegetation is deciduous;
- The existing brick wall, including piers, is on Stocks’ land;
- A close boarded fence is not in-keeping with the aesthetics of the area;
- The fence will detract from the wildflower garden of Stocks;
- The proposed planting scheme will not prevent the fence from being visible from the Stocks end of Watery Lane – and if allowed to grow tall will obscure one view of the thatched roofs;
- The erection of a fence and wall will damage Stocks’ garden;
- The fence is not visible from Hall Barn Close but is from Stocks so it should be in-keeping with the garden of Stocks;
- A high over-engineered suburban fence would be unsightly and out of character;
- A high wall would also spoil the setting of the conservation area and would appear dominating and intrusive;
- The application is not in line with the parish village plan.

Officer note – boundary issues and temporary disruption of planting are not material planning considerations.

#### 4.0 **RELEVANT PLANNING HISTORY**

4.1 [P08/V2349](#) - Approved (17/11/2008)

Erection of a freestanding greenhouse in garden.

4.2 [P93/V1492](#) - Approved (03/02/1994)

Erection of new brick boundary wall.

4.3 [P93/V6804/LB](#) - Approved (03/02/1994)

Erection of new brick boundary wall with the installation of two rooflights.

4.4 [P92/V1454](#) - Approved (02/07/1992)

Demolition of part of existing single storey section and erection of 2 storey extension to provide family room with bedroom and WC over.

4.5 [P92/V1455/LB](#) - Approved (02/07/1992)

Demolition of part of existing single storey section and erection of 2 storey extension to provide family room with bedroom and WC over.

- 4.6 [P85/V6805/LB](#) - Approved (19/07/1985)  
Demolition of existing outbuildings. Erection of single storey side extension to provide hallway, w.c. and shower rooms, store and utility areas. Formation of passageway at first floor level.
- 4.7 [P82/V6803/LB](#) - Approved (16/06/1982)  
Extension to kitchen together with remedial works to wall facing road.

## 5.0 **POLICY & GUIDANCE**

### 5.1 Vale of White Horse Local Plan 2011 policies:

DC1 - Design  
DC5 - Access  
DC9 - The impact of development on neighbouring uses  
HE1 - Preservation and enhancement of conservation areas: implications for development  
HE4 - Development within setting of listed building  
NE6 - North Wessex Downs Area of Outstanding Natural Beauty

### 5.2 National Planning Policy Framework, section 12.

## 6.0 **PLANNING CONSIDERATIONS**

- 6.1 The main issues in determining this application are the impact of the proposed wall and fence on the setting of the listed buildings and on the character and appearance of the conservation area.
- 6.2 The application has been amended to propose a brick wall along the entire southern boundary of the site, instead of a close boarded fence. The proposed wall will be a maximum of 1.9m in height, staggered to reflect the ground levels of the site, and will form a continuation of the existing length of brick wall on the boundary. The brick wall is a traditional boundary treatment that is in-keeping with the existing length of brick wall on the boundary and will not have an adverse impact on the setting of either of the listed buildings, Hall Barn Close or Stocks.
- 6.3 The application has been amended to propose a 1.83m high close board fence along part of the eastern boundary of the site. The fence has been reduced in height from 2.1m to 1.83m, and instead of running the entire length of the eastern boundary it has been shortened to a 12m section towards the centre of the site, extending off the southern boundary. The remaining section of the east boundary will remain as existing, with a cedar lap panel fence. The fence is located towards the centre of the site and forms part of the boundary between two private rear gardens. The reduction in height and length of the fence is welcomed, and minimises views of it from outside the site. Some views will still be afforded from some points along Nottingham Fee, although the existing substantial planting in place screening the proposed fence will limit views and so the fence will not be prominent. Additionally, a detailed planting scheme has been submitted for the west side of the fence within the site to provide additional screening. An existing established hedge runs along the western boundary of the site, providing screening of the fence from wider views across the open land.
- 6.4 The southern boundary is a particularly sensitive location given that it is clearly seen within the context of two listed buildings. The eastern boundary of the site is not so apparent in views of the listed buildings, with only minimal views afforded from certain

vantage points along Nottingham Fee. Both aspects are seen within the context of the conservation area, with the eastern boundary less visible and again only minimal views are afforded from certain points. While some of the substantial planting on the east side of the proposed fence will be deciduous, the lowered fence between the gardens is set away from the main road frontage with some degree of planting on both sides, so it will not appear prominent, dominant or harmful to this part of the conservation area. As such, the proposal is considered to preserve the character and appearance of the conservation area and the setting of the listed buildings. The proposal will not impact on wider views across the AONB.

6.5 The proposal is not considered to have a harmful impact on the amenities of the neighbouring properties. Temporary disruption from construction works is not a material planning consideration.

6.6 Parking and access arrangements are not affected.

#### 7.0 **CONCLUSION**

7.1 The proposal is not considered to harm the character and appearance of the conservation area, the setting of the listed buildings, the landscape beauty of the AONB, the amenities of neighbouring properties or highway safety. The proposal, therefore, complies with the provisions of the development plan, in particular policies DC1, DC5, DC9, HE1, HE4 and NE6 of the adopted Vale of White Horse Local Plan and the National Planning Policy Framework.

#### 8.0 **RECOMMENDATION**

8.1 **Planning permission be granted subject to the following conditions:**

**1 : TL1 - Time limit - Full application**

**2 : MC3 - Materials in accordance with application**

**3 : CN8 - Submission of details in relation to the finish of the fence**

**4 : Planning condition listing the approved drawings**

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