

**APT/10011/22 – Mr & Mrs S Jeffreys**  
**Retrospective application for 1.9m high deer fence**  
**Appleton Manor, Easton Road, Appleton**

1.0 **The Proposal**

- 1.1 This application seeks retrospective planning permission for the erection of a 1.9m high wire mesh deer fence, erected along the boundary of Appleton Manor, running from the main access on Eaton Road to the west through to the boundary with properties in Park Lane to the south.
- 1.2 The Manor is located in the heart of the village, and lies within the Appleton Conservation Area.
- 1.3 Normally fences no higher than 2m can be erected under permitted development rights provided they are not adjacent to a highway, or in the grounds of a listed building etc. Planning permission is required in this case because of the Grade II\* listed status of the property.
- 1.4 A copy of the plans showing the location of the fence and its length are attached at **Appendix 1**.
- 1.5 The application comes to Committee because several letters of objection have been received and the views of Appleton with Eaton Parish Council differ from the recommendation.

2.0 **Planning History**

- 2.1 Planning permission was granted in February 2005 for the erection of new stone pillars and gates at the vehicular entrance onto Eaton Road.

3.0 **Planning Policies**

- 3.1 Policy HE1 of the adopted Vale of White Horse Local Plan provides for development within Conservation Areas, and confirms that the Council will use its powers to preserve or enhance the special character and appearance of such areas. It goes on to state that the Council will pay particular attention to the siting, scale, design and boundary treatments of new development, aiming to ensure they are appropriate to the area and sympathetic to adjoining buildings.
- 3.2 Policy HE7 seeks to retain existing walls, open spaces (including garden areas) and other features which make a positive contribution to a Conservation Area. Policy HE15 confirms that development which does not preserve the setting of a listed building will not be permitted.
- 3.3 Policies D1, D2 and D4 seek to ensure that all new development is of a high standard of design / landscaping and does not cause harm to the amenity of neighbours.
- 3.4 Similar policies to those above have been included in the Second Deposit Draft Local Plan 2011. The corresponding policies are HE1, HE5, DC1, DC6 and DC9.

4.0 **Consultations**

- 4.1 Appleton with Eaton Parish Council has objected to the proposal stating:

“The fence as installed is of an unsuitably urban design and unnecessarily obtrusive in the Conservation Area and at the heart of the village. The adjoining properties are not shown on the submitted drawings. The appearance of the fence to these properties is too obtrusive. The Council believes that the fence is higher than BTCV recommendation for deer fencing.”

4.2 County Engineer – No objections.

4.3 English Heritage – “After considering the application, we do not wish to make any representations on this occasion. We recommend that this case be determined in accordance with Government guidance, development plan policies and with the benefit of Conservation advice locally.”

4.4 Two letters of objection have been received stating:

- The fence was erected without prior notice.
- It is unsightly, being bare steel / chicken mesh with steel posts and greatly detracts from the character of the conservation area and the village.
- The fence should be a colour which would blend into the surroundings.
- If the Council is minded to approve, it is requested that the steel posts are replaced with timber ones and the mesh to be of a green colour, and the fence is repositioned to the Manor side of the laurel bushes along the boundary with Thistledown.
- The erection of the fence has led to the felling of a laurel tree and the lopping of others.

## 5.0 **Officer Comments**

5.1 The main issues in this case are considered to be: 1) The impact of the proposal on the character and appearance of the area, including its impact on the conservation area and the setting of the listed building and 2) The impact of the proposal on neighbouring properties.

5.2 On the first issue, the fencing as erected is not considered to be out of keeping with the locality or harmful to the conservation area. It is constructed out of a light mesh which does not obstruct views or create a solid or visually enclosed structure. The fence posts are slim and unobtrusive and are difficult to see from the public realm where existing vegetation exists. They certainly do not stand out and any visual impact is not sufficiently harmful to warrant refusal. Officers also consider the fence is not harmful to the setting of the listed building.

5.3 Objectors have requested that, if approved, the fence is replaced with a coloured material mesh. Your Officers are concerned however, that this may have a more noticeable appearance than the light mesh fence which has been erected.

5.4 Regarding the second issue, the impact on neighbouring properties, it is considered that no harm is caused to those properties directly adjoining the boundary with Appleton Manor where the fence has been erected. Whilst the occupiers of these properties can clearly see the fence, it does not cause demonstrable harm to their amenity in terms of loss of light or privacy or dominance.

## 6.0 **Recommendation**

6.1 *That planning permission be granted with no conditions.*