

RECOMMENDATION : REFUSE

REFERENCE: P/15/125/FUL
APPLICANT: MR I WILLIAMS
41 MERTHYR MAWR ROAD BRIDGEND
LOCATION: 41 MERTHYR MAWR ROAD BRIDGEND
PROPOSAL: RETENTION OF FENCE TO FRONT AND SIDE OF PROPERTY
RECEIVED: 25th February 2015

APPLICATION/SITE DESCRIPTION

The application seeks retrospective consent to retain a timber fence to the front and side of this semi-detached dwelling. The timber fencing panels have been erected on posts that are situated within the garden area of the dwelling and immediately adjacent to the existing stone boundary wall. The garden is approximately 0.6m higher than the adjacent footpath and highway. When measured from inside the garden the fence panels reach a maximum height of 1.9m.

The dwelling is located on a corner plot immediately next to the junction into St Marie Street, which is a one way road with access off Merthyr Mawr Road.

The area is built up of mainly large detached and semi-detached dwellings with varying sized front gardens. During the site visit it was noted that the majority of front gardens are bounded by low level front walls with metal railings.

RELEVANT HISTORY

P/14/833/FUL APPROVED 06-03-2015
+conditions
DEMOLISH EXISTING REAR EXTENSION & GARAGE AND CONSTRUCT A SINGLE
STOREY REAR EXTENSION

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 31 March 2015.

NEGOTIATIONS

None.

CONSULTATION RESPONSES

Town/Community Council Observations

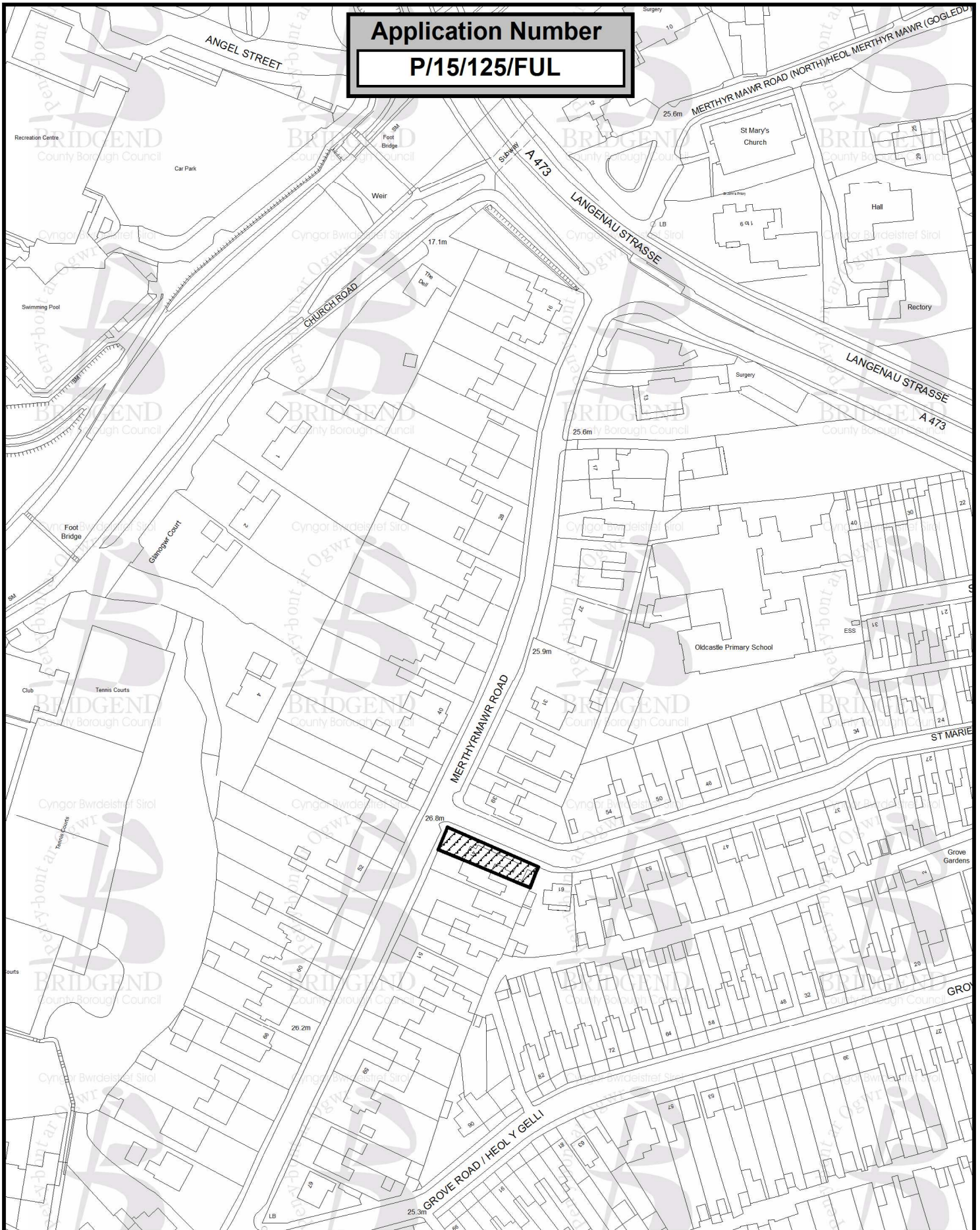
Notified on 3rd March 2015

Objects to the proposal stating "fencing incongruous to surrounding street scene".

Councillor Mrs E M Hughes

Requests that the application be placed before the Development Control Committee. The fence

Application Number P/15/125/FUL



Scale 1:1,750

**Date Issued:
22/04/2015**

**Development-Mapping
Tel: 01656 643176**

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O/Drive/Plandraw/new MI layouts/
Committee DC Plan

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is of good quality and in line with neighbours hedge; not too high and I have had no complaints from anyone. Much better than Leylandii trees that were there.

Head Of Street Scene (Highways)

No objection.

REPRESENTATIONS RECEIVED

J M Thomas, 61 St Marie Street

I fully support this proposal. I am of the opinion that the fence already erected at 41 Merthyr Mawr Road is perfectly acceptable and adds to the appearance of the house in particular and the area in general.

COMMENTS ON REPRESENTATIONS RECEIVED

None.

APPRAISAL

The application is referred to the Development Control Committee for determination at the request of one of the Local Member's, Councillor E Hughes.

The applicant's submission states the fence is required for security and privacy as the front garden is the 'only social amenity as the rear of the house only has a slabbed hardstanding which was once used for car parking'.

The predominant feature of boundaries fronting this part of Merthyr Mawr Road is that they are low and the openness that results from such boundary treatment contributes significantly and positively to the character and appearance of the locality. There are other examples of boundary treatments above one metre, although some are being enforced against while others are immune from enforcement. Such examples do not necessarily justify permitting similar treatment and many illustrate the harmful impact of high enclosures in an otherwise open fronted residential area.

The fence fronting Merthyr Mawr Road creates a visual barrier between primary elevations and the public realm, in a location where the visual cohesiveness that flows from the style of houses and their relationship with the street contributes to the sense of place. It is considered that this harms the overall appearance and character of the street scene.

It is acknowledged that this fence replaces a previous leylandii hedge that was approximately 4m in height, but this was a softer form of boundary treatment than the current fence and does not in itself justify permitting the fence, which causes the harm that has been identified.

This development is similar in nature to other fences in Priory Avenue that have been brought to Development Control Committee, where similar issues were involved. Where these have been appealed to the Planning Inspectorate, the decision of this Authority has been upheld.

Whilst this development is not acceptable in its current form, more sympathetic consideration would be given to a scheme which sets the fence back 2m from the front boundary on both sides and completely removes the fence fronting Merthyr Mawr Road. A scheme of painting the remaining panels dark green or dark brown to lessen the visual impact would also be required.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan and Note 7 of Supplementary Planning Guidance 2 were considered.

CONCLUSION

This application is recommended for refusal because the development does not comply with Council policy or Council's guidelines and is detrimental to the visual amenities of the area, contrary to Policy SP2 of the Bridgend Local Development Plan and Note 7 of Supplementary Planning Guidance 2.

RECOMMENDATION

(R30) That permission be REFUSED for the following reason(s):-

- 1 The front facing parts of the fence are, by virtue of their height and siting, visually obtrusive and generally out of character with the existing properties and the open nature of the area and, as such, the fence is contrary to criterion 2 of Policy SP2 of the LDP and Note 7 of Supplementary Planning Guidance: Householder Development. The proposal would set an undesirable precedent for similar development in the area.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None