

Heading:

REFERENCE NO. 45/2014/1202/PF

47 HIGHFIELD PARK

RHYL

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Denbighshire County Council  
Caledfryn  
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Denbigh  
Denbighshire LL16 3RJ

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 Application Site

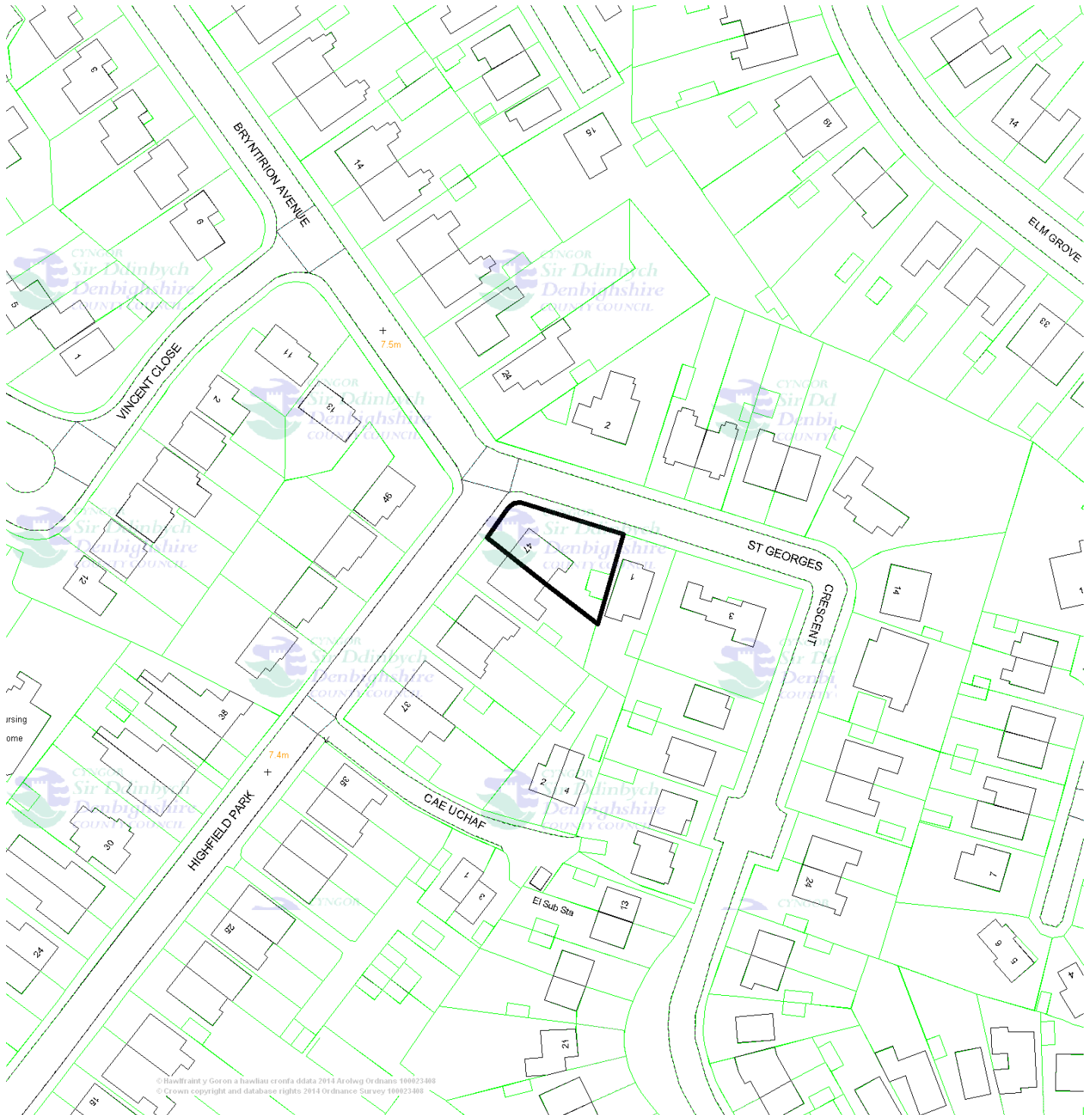


Date 5/1/2015

Scale 1/1250

Centre = 301606 E 381837 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

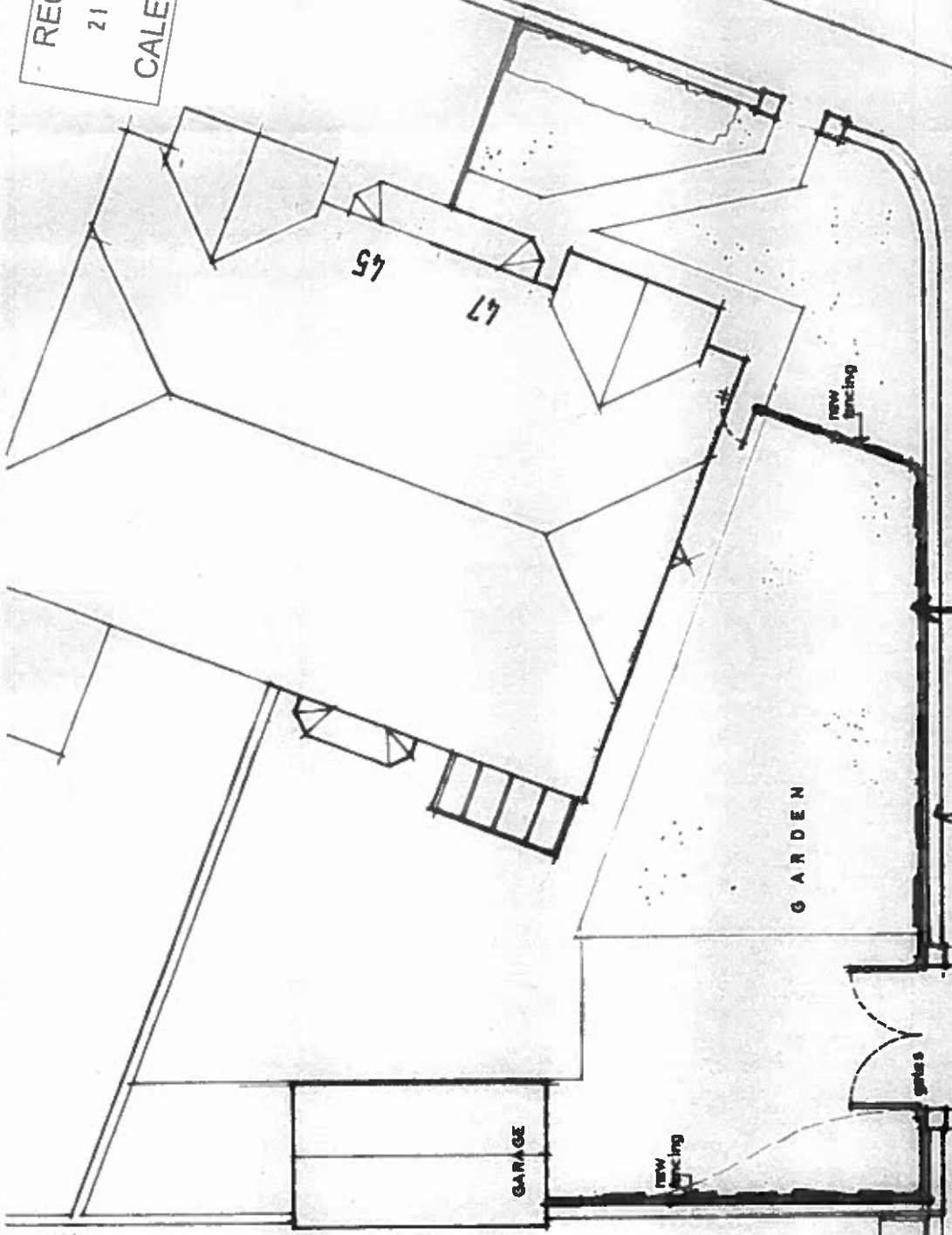


stephen funnel  
a-r-ch-i-t-e-c-t  
1007  
1007

DATE	PROJECT	NO.	REV.
11/10/07	427 HIGHFIELD PARK, CHIV.		
	NEW FENCING.		
	PROPOSED SITE PLAN		
11/10/07	1007	1007	04

RECEIVED  
21 OCT 2014  
CALEDFRYN

HIGHFIELD PARK



PROPOSED LOCATION  
OF FENCING

BOUNDARY  
WALL

GARDEN

GARAGE

new  
fencing

glass

new fence

new fencing behind boundary walling

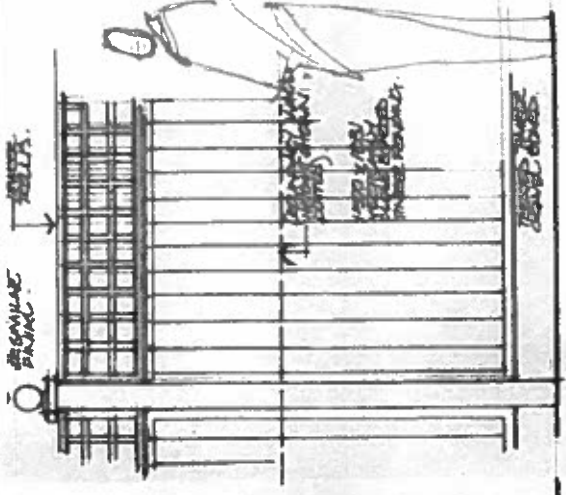
ST. GEORGES CRESCENT



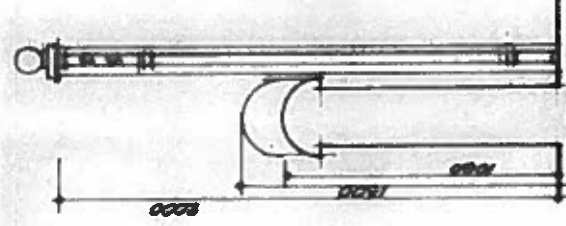
# ELEVATION DETAILING

Stephen Funnell architect	
47 Highfield Park, B.V.L.	
New Fencing	
Proposed Elevations	
11/00	4/11/07 05/11

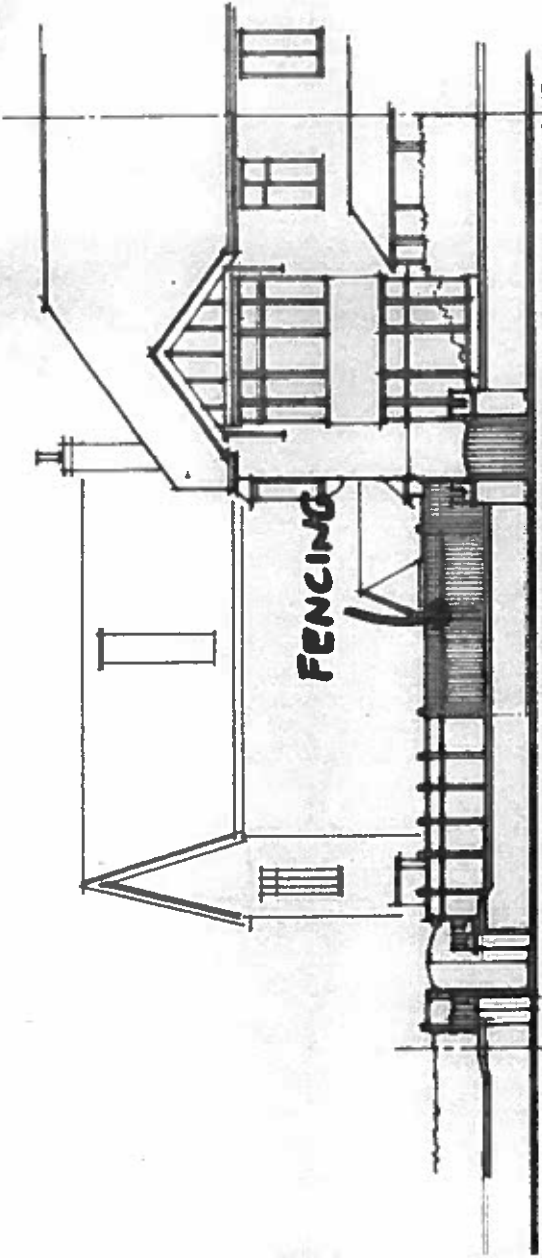
RECEIVED  
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elevation  
NEW FENCE  
1:20



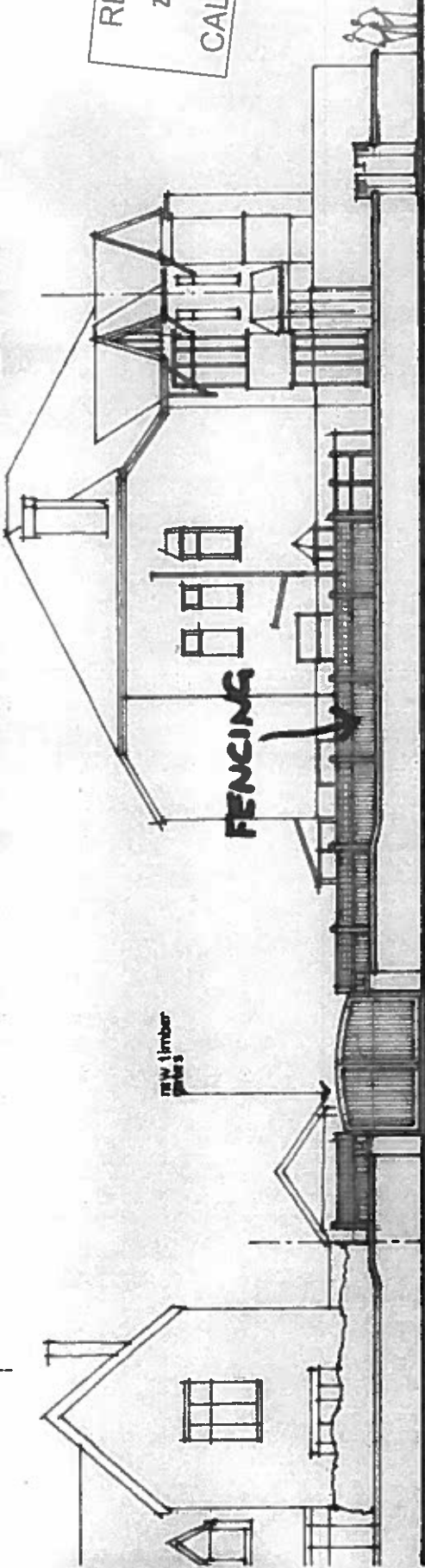
section  
NEW FENCE  
1:20



south east elevation  
1:100

new fencing behind boundary

fencing back to house



south west elevation  
1:50

new fencing behind boundary walling

new fencing



**WARD :** Rhyl East

**WARD MEMBER(S):** Cllr Barry Mellor  
Cllr David Simmons

**APPLICATION NO:** 45/2014/1202/PF

**PROPOSAL:** Erection of 2m high timber fencing adjacent to highway

**LOCATION:** 47 Highfield Park Rhyl

**APPLICANT:** Mrs Tracey Wood

**CONSTRAINTS:** None

**PUBLICITY UNDERTAKEN:** Site Notice – No  
Press Notice – No  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL – “Object on the following grounds: The fence is considered to be detrimental to the visual appearance of the neighbourhood and is out of keeping with the layout of the estate as designed, which is predominately comprised of properties with standard red brick boundary walls of consistent height. As such the Council feel that the proposed wall represents a negative impact on the street scene.”

DENBIGHSHIRE COUNTY COUNCIL CONSULTEEES –  
Head of Highways and Infrastructure  
- Highways Officer – No objection.

**RESPONSE TO PUBLICITY:** None

**EXPIRY DATE OF APPLICATION:** 15/12/2014

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 The proposal is for the erection of a 2m high timber fence within the garden area of the dwelling in a position adjacent to the highway and the insertion of new timber gates at the vehicular access.

1.1.2 The fence would be erected behind an existing red brick boundary wall which forms the side boundary with the highway along St Georges Crescent. The existing brick wall is approx. 1m in height, and increases slightly at the vehicular access point.

1.1.3 The plan at the front of the report shows the detailing of the fencing.

1.2 Description of site and surroundings

1.2.1 The site contains an existing semi-detached dwelling in a corner plot at the junction between Bryntirion Avenue, Highfield Park and St. Georges Crescent.

- 1.2.2 The residential curtilage has two boundaries with the highway; to the front with Highfield Park and to the side with St. Georges Crescent.
- 1.2.3 Property boundaries which front a road in the area are primarily formed by brick walls and vegetation.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Local Development Plan development boundary for Rhyl.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

- 2.1 N/A

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

- 3.1 The main land use planning issues in relation to the application are considered to be:

- 3.1.1 Principle
- 3.1.2 Visual Amenity
- 3.1.3 Highways

- 3.2 In relation to the main planning considerations:

- 3.2.1 Principle

Policy RD 3 advises that the extension or alterations to existing dwellings will be supported subject to compliance with detailed criteria. The principle of fencing within the curtilage of existing dwellings is therefore considered to be acceptable subject to an assessment of the detailed local impacts, which are considered in the following sections of the report.

- 3.2.2 Visual Amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. Criteria i) of Policy RD 3 the scale and form of a proposed extension or alteration is subordinate to the original dwelling, or the dwelling as it was 20 years before the planning application is made. Criteria ii) of Policy RD 3 requires that proposals are sympathetic in design, scale, massing and materials to the character and appearance of the existing building.

The Town Council has objected to the proposal and considers the proposal would be out of keeping with the layout of the estate and would have detrimental visual appearance.

Physically, the site is a corner plot at a junction with three residential streets and the residential curtilage is bounded by the highway to the front and side.

The proposal is to erect a 2m high fence behind the existing red brick wall which forms the boundary with the highway, and would be retained. New timber gates are



also proposed to enclose the existing vehicular access. The proposed 2m high fence along the side boundary would be approximately 16.5m in length. A new fence with a length of 4.7m would then run from the side boundary back to the house. (This is illustrated on the plan at the front of the report.)

Most road boundaries on the housing estate are formed by red brick walls rather than fencing and therefore the addition of timber fencing close to the road would have some visual effect and may appear to be out of accord with the character of the surrounding area. However it is to be noted that the current proposal is to retain the boundary wall and to erect the fencing behind this wall, and that the fencing proposed would also have some 0.2m of trellis detailing at the top of the timber panels, which would help to limit the visual impact.

Additionally, the new fencing would not run the full length of the side boundary, and would be set back from the front elevation of the property by approx. 1m. It would not therefore obstruct views of the front of house from the street, or of the street from the house and in Officers opinion, would accord with the guidance in the Householder Development Design Guide SPG.

Having regard to the design of the proposed fencing and its siting behind the existing red brick boundary wall, Officers therefore conclude, with respect to the comments of the Town Council, that the proposal would not have an unacceptable impact on visual amenity.

#### 3.2.3 Highways

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network.

The Council's Highways Officer has raised no objection to the proposal and Officers would therefore conclude the erection of a 2m fence along the side boundary would not lead to unacceptable impact on highway safety.

#### **4. SUMMARY AND CONCLUSIONS:**

4.1 The proposal is for the erection of a 2m high fence and the insertion of new timber gates at the existing vehicular access.

4.2 The fencing would be erected behind the existing red brick boundary wall which would be retained. The top 0.2m of the fencing proposed would be trellis, which would limit the visual impact.

4.3 Whilst the fencing would have a visual effect on the immediate area around the property, due to its design and siting, Officers do not consider the impact on visual amenity is significant enough to warrant a refusal of planning permission.

#### **RECOMMENDATION: - GRANT** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

The reason(s) for the conditions(s) is(are):

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

#### **NOTES TO APPLICANT:**

None