Representations: The only representations received are copies of supporting emails sent to the applicant from neighbouring residents.

This application has been promoted by Councillor Kapadia if the recommendation is to refuse

Report

Description

1. A detached two-storey house located on the eastern side of the roundabout on Lynwood Road, in the Settlement Area of Thames Ditton, Long Ditton, Hinchley Wood and Weston Green and within the Design and Character Sub-area DHW03 Hinchley Wood (inc. Lynwood Road & Woodfield Road).

Constraints

2. The relevant planning constraint is:
   - Flood Zone 2 and 3

Policy

3. In addition to the National Planning Policy Framework and the National Planning Practice Guidance, the following local policies and guidance are relevant to the determination of this application:

   Core Strategy 2011
   CS8 – Thames Ditton, Long Ditton, Hinchley Wood and Weston Green
   CS17 – Local Character, Density and Design
   CS26 – Flooding

   Development Management Plan 2015
   DM1 – Presumption in favour of sustainable development
   DM2 – Design and Amenity

   Flood Risk SPD 2016

4. Relevant Planning History

<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/1104</td>
<td>Detached front outbuilding</td>
<td>Refused</td>
</tr>
<tr>
<td>2014/0497</td>
<td>First floor side extension and new</td>
<td>Granted</td>
</tr>
</tbody>
</table>
### Proposal

6. Retrospective permission is sought for a front and side boundary fence to a height of 2m.

7. The fence surrounds the grassed area located to the side and front of the existing dwelling.

8. Prior to the submission of this proposal the applicant has indicated that the fence is permitted development and permission is not required. However, an investigation has been carried out by the Planning Compliance Team, who consider that the proposal by reason of its proximity to the highway that the fence is adjacent to the highway and therefore planning permission is required for its retention.

### Consultations

9. None received.

### Positive and Proactive Engagement

10. Paragraphs 186-187 of the NPPF require officers to work with the applicant in a positive and proactive manner to resolve problems before the application is submitted and to foster the delivery of sustainable development. This requirement is met within Elmbridge through the availability of pre-application advice.

11. No formal pre-application advice was sought prior to submitting this application.

### Planning Considerations

12. The main planning considerations in the determination of this application are:

   - The principle of the proposal
   - The design of the proposal and its impact on the host dwelling, the character of the area and the streetscene
   - The impact on the amenity of neighbouring properties
   - Flood risk

   **The design of the proposal and its impact on the host dwelling, the character of the area and the street scene**

13. The application site is located directly adjacent to the roundabout on Lynwood Road. The fencing is sited in a prominent location, given that it projects forward of the principal elevation up to the rear of the existing hedge that abuts the highway at the front of the site.

14. The principle of there being a boundary fence is considered to be an acceptable one. However, the height in which the fence has been constructed needs to be assessed in terms of how it relates to the views from within the street scene and upon the general character of the area.
15. Despite the fence being set back approximately 1.5m away from the footpath and behind an existing hedge, which screens approximately one third of the height of the fence, the fence at 2m in height remains a highly visible feature and there are no other boundary treatments of this height in the area, which enclose front gardens. Other fencing in the area encloses side/rear boundaries and are less visually prominent. As a result, the fence at its current height appears as an incongruous feature that detracts upon the views from within the street scene and upon the general character of the area.

The impact on the amenity of neighbouring properties

16. Due to the proposed location and nature of this proposal it is considered that the boundary fence does not result in harm to the outlook, lighting or privacy of the occupiers of the residents living within any of the neighbouring properties.

Flood Risk

17. The Elmbridge SFRA (May 2016) and EA Flood Risk mapping identifies the application site as being located within Flood Zone 2 and partly within Flood Zone 3. Whilst the submitted application does not address this matter the nature of the slated fencing will allow for water to pass through it and therefore it is considered the proposal is safe over its lifetime and does not increase flood risk elsewhere.

Matters raised in Representations

18. The only representations received were of support and submitted via the applicant.

Conclusion

19. The existing 2m boundary fence, by reason of its excessive height, appears as an incongruous feature that is out of character with the surrounding area resulting in significant adverse impact upon the views from within the street scene and on the character of the area. Therefore, this proposal contrary to the National Planning Policy Framework 2012, policies CS8 and CS17 of the Elmbridge Core Strategy 2011, policy DM2 of the Development Management Plan 2015 and the guidance contained within the Council's adopted Supplementary Planning Document on 'Design and Character' 2012.

Recommendation: Refuse Planning Permission

Reasons For Refusal

1 The existing 2m boundary fence, by reason of its excessive height, appears as an incongruous feature that is out of character with the surrounding area resulting in significant adverse impact upon the views from within the street scene and on the character of the area. Therefore, this proposal contrary to the National Planning Policy Framework 2012, policies CS8 and CS17 of the Elmbridge Core Strategy 2011, policy DM2 of the Development Management Plan 2015 and the guidance contained within the Council's adopted Supplementary Planning Document on 'Design and Character' 2012.
fence marked in red