

**PLANNING
COMMITTEE**

27th April 2011

PLANNING APPLICATION 2011/059/FUL

**CHANGE OF USE FROM OPEN SPACE TO PRIVATE GARDEN AREA BY
ENCLOSURE WITH A TWO METRE HIGH TIMBER FENCE**

27 COMPTON CLOSE, REDDITCH

**APPLICANT: MR J RUDD
EXPIRY DATE: 3RD MAY 2011**

WARD: CENTRAL

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site occupies a corner position within Compton Close, adjacent to a footway. It includes a large, open grassed area to the side of number 27 Compton Close. Beyond the footway, to the east lie rear gardens serving properties in Foredrift Close. Further to the east lies Coldfield Drive. The residential area of Compton Close is characterised by large detached dwellings, mostly with flat roofed garages, dating from the late 1960s / early 1970s period. The layout of the area is typical of its time, being open plan, with large areas of garden (within private ownership) to the front of each property.

Proposal Description

This is a full application to change the use of an open space area to private garden by the enclosure of the area with a two metre high garden fence. The area to be enclosed is situated to the eastern side of the property, and would involve re-positioning an existing fence 4.5 metres further to the east. The area to be enclosed would measure 4.5 x 17 metres (76.5 m²). In front of the perimeter fence, planting is proposed to a depth of 2 metres in order to soften the impact of the development. A significant area of open grassed land would be retained.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.redditchbc.gov.uk

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National Planning Policy

PPS1 Delivering Sustainable Development

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design

Relevant Site Planning History

None

Public Consultation Responses

Responses in favour

None received

Responses against

Two letters received. Objections are summarised as follows:

- The area is characterised by being open in nature – typical of the style and layout of this New Town Development. The loss of this area would be detrimental to the character of this area and the fence proposed would be an eyesore
- Re-positioning the fence in this way would impact detrimentally upon pedestrian safety given that a public path exists adjacent to the application site
- The loss of public space without a valid reason should not be supported

Procedural Matters

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to the Committee as two letters in objection have been received, and the Officer's recommendation is that permission be granted.

Assessment of Proposal

Applications of this nature are assessed on their merits, but would not normally be refused planning permission unless it was considered that the approval of such a proposal would harm the visual amenities / character of the area or pedestrian safety.

The re-positioned fence would still retain a large portion of grassed open land (a width of 4 metres) between the fence and the footpath further to the east. The retention of this area would mean that that fence would not appear as an overpowering, dominating structure that would harm the character of the area or be of detriment to pedestrian safety in the opinion of your Officers. Plans submitted show that new vegetation would be planted in front of the fence in order to soften its appearance from the public path. Close board timber fencing exists as a rear boundary treatment to properties

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22, 23, 24, 25 and 26 Compton Close (which is not softened by planting), immediately to the north of the application site. A similar situation exists at number 12 Gilbertstone Close, immediately to the south of the application site where boundary fencing is positioned to the side of the property. In the cases above, the fencing exists approximately 3 metres distant from the footpath. Given that a distance of 4 metres would be achieved if permission were to be granted here, there are considered to be no valid reasons to refuse permission on grounds of either harm to the character of the area or pedestrian safety. The application is therefore supported.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

1. Development to commence within three years
2. Approved plans specified

Informatives

1. Reason for approval