

**Application Recommended for Approval**  
Whittlefield with Ightenhill Ward

**APP/2018/0418**

Full Planning Application  
Erection of boundary fence  
49 WELLFIELD DRIVE BURNLEY

**Background:**

The application property is in a corner location, at the junction of Parkwood Avenue and Wellfield Drive.

A close boarded timber panel fence set between concrete posts, was constructed at the property in 2017 without the benefit of planning permission. At present, the fence is at the back edge of the footpath, 2 metres high to the side and rear garden and stepped down at the front of the property to a height of approximately 1.3 metres.



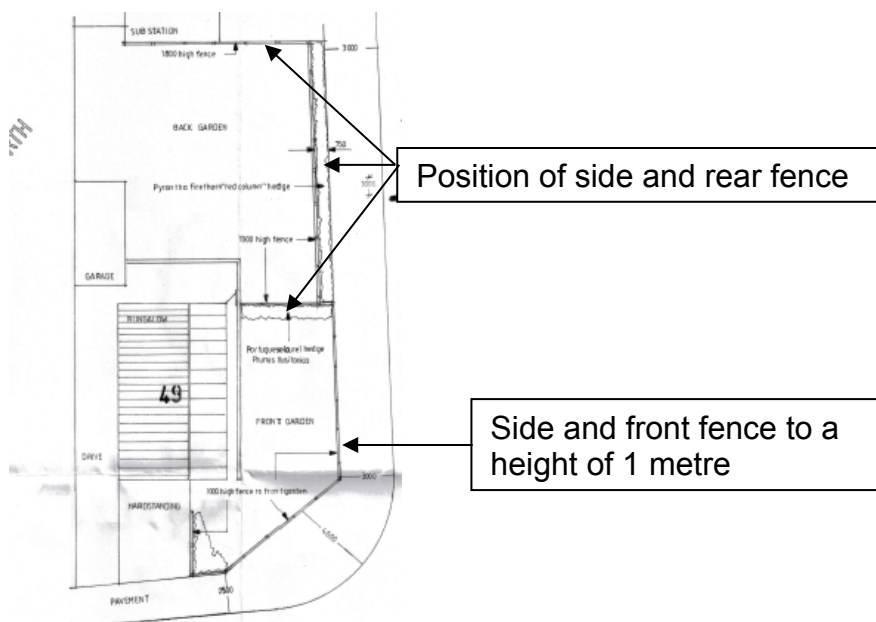
View of existing fence from Parkwood Ave.



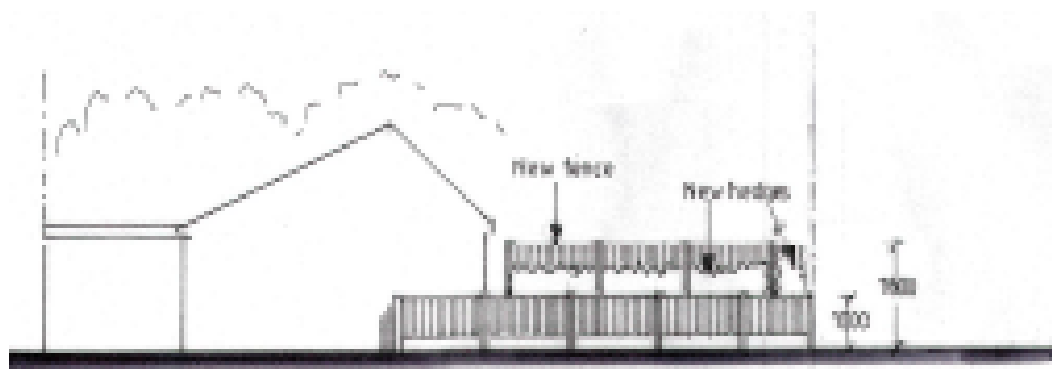
View of front fence from Wellfield Drive

Following negotiation with the Planning Enforcement Officer, it is proposed to replace the 2 metres high fence enclosing the rear and side garden, with a fence of 1.8 metres set back 07.5 metres from the edge of the footpath, to allow a hedge to be planted between the path and the fence.

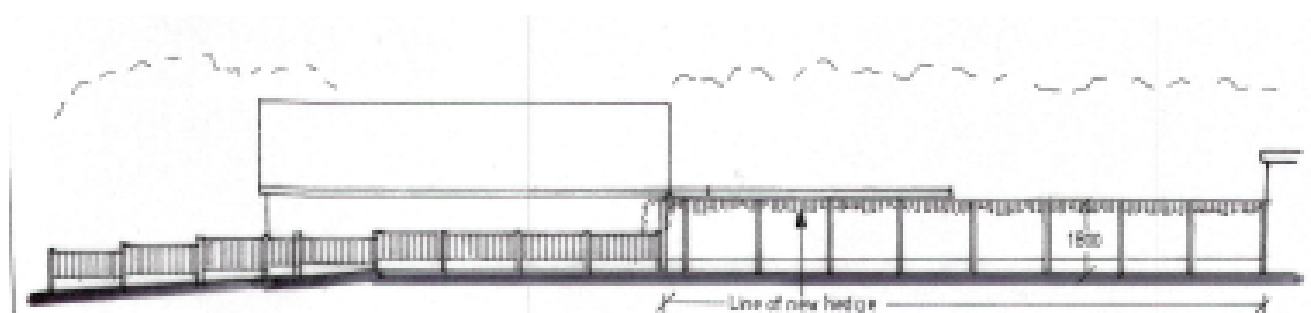
The front garden would be enclosed by a 1 metre high fence, which would be permitted development.



Proposed layout

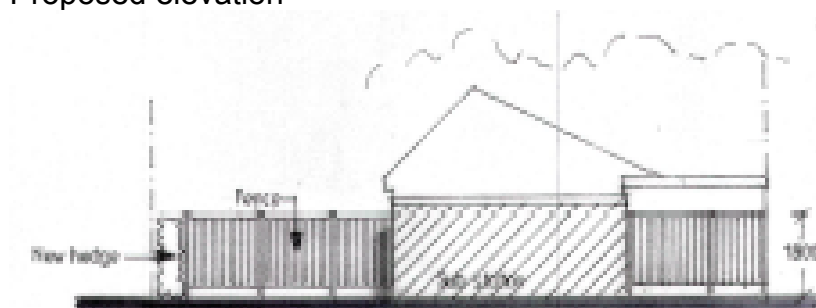


Proposed front elevation from Wellfield Drive



Proposed side elevation of fence from Parkwood Avenue

Proposed elevation



Proposed rear elevation of fence from Parkwood Avenue

An objection has been received.

### Relevant Policies:

#### Burnley Local Plan

HS5 – House extensions and alterations  
SP5 – Development Quality and Sustainability

**Site History:** None

### Consultation Responses:

1. Highway Authority –No objections to the proposal

2. One letter of objection from a nearby resident has been received making the following comments:

- It will set a precedent
- It ruins the openness of the estate.

### **Planning and Environmental Considerations:**

The erection of a fence to the garden of a dwelling is acceptable in principle, providing it does not adversely impact on the amenity of neighbouring residents, does not affect highway safety and does not adversely impact on the street scene.

The amenities of neighbouring properties are not affected in terms of outlook, privacy or loss of light and the highway authority confirm that there will be no adverse impact on highway safety.

The main issue is the visual appearance of the proposed fence and its impact in the street scene.

The existing fence does have a detriment impact on the street scene because of its height and position at the back edge of the footpath. The proposed changes to reduce its height, paint it in a brown colour and set it back from the pavement edge, together with the planting of the hedge between the fence and the footpath, would significantly improve the appearance of the fence.

Whilst the majority of the estate is open plan, it is reasonable to allow the corner plots to enclose their private amenity space to provide some privacy and security. Similar development has taken place in the area.

The proposal is acceptable and in line with the policies HS5 and SP5 of the Local Plan.

### **Recommendation:**

That planning permission be granted subject to the following conditions:

#### **Conditions**

1. The development must be begun within six months of the date of this decision and completed within 18 months of the date of this decision..
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Existing Site Plan; Proposed Site plan; and Drawing No. 1/21/2018 received 30 August 2018.
3. The fence shall be painted as set out in the application within 6 months of its completion.
4. The planting area shown on Drawing No. 1/21/2018 received 30 August 2018 shall be completed during the first planting season following completion of the

fence and the planting shall thereafter be maintained in accordance with good horticultural practice to the satisfaction of the local planning authority.

**Reasons**

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and having regard to the unsympathetic appearance of the existing fence.
2. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.
- 3/4 In the interests of visual amenity having regard to Policies HS5 and SP5 of Burnley's Local Plan July 18.

CMR