

**Item B. 2**                      **07/00075/FUL**                      **Refuse Full Planning Permission**

**Case Officer**                      **Miss Helen Green**

**Ward**                                      **Lostock**

**Proposal**                              **Retrospective application for perimeter fence.**

**Location**                              **41 Wray Crescent Ulnes Walton Leyland PR26 8NH**

**Applicant**                              **S E Chorlton**

**Proposal**                              This application is made in retrospect for the erection of a 1.9 metre high perimeter fence on land to the north of 41 Wray Crescent, Ulnes Walton. The property is located on a corner plot within the streetscene and the fence encloses an area of open land to the north of the property.

The application site is located within an area of Green Belt as defined on the Adopted Chorley Borough Local Plan Review Proposals Map.

**Policy**                                      **DC1 – Development in the Green Belt**  
**GN5 - Building Design and Retaining Existing Landscape Features and Natural Habitats**

**Planning History**                      There is no relevant planning history

**Consultations**                              **Parish Council – No comments received**

**Representations**                      None received

**Assessment**                              It is considered that the main issues to take into account are the impact of the fence on the streetscene and the character of the area and the visual amenity of the Green Belt.

The proposed fence projects forward from the front elevation of 41 Wray Crescent by approximately 8 metres towards the highway. The fence extends to the north and down the side elevation of the property adjacent to The Causeway by approximately 25 metres in length. The fence measures 1.9 metres in height and is constructed from closed lattice style timber panels and posts.

The surrounding area is characterised by its predominantly open nature. The residential estate has been designed in such a way that many of the properties have open front garden areas, which extend towards the highway with minimal or no boundary treatments.

The fence projects forward of 41 Wray Crescent enclosing the area of open land to the front and side of the property. The fence

is positioned hard up to the highway and does not allow for any landscape planting to the front of the fence. It is considered that the location of a fence in this position has a detrimental impact on the open characteristics of the surrounding area.

Whilst there may be other examples of boundary treatments within the estate these are all different in nature to the fence subject of this application by virtue of their height and design and location within the streetscene.

It is considered that the fence on a corner plot within the streetscene forms an incongruous feature within the streetscene and is out of keeping with the general character of the area and serves to detach the applicants property from the other properties within the streetscene.

The application site is located within an area designated as Green Belt as defined on the Adopted Chorley Borough Local Plan Review Proposals Map. PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development, which although would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. Although the fence is located on the boundary of an existing property, it is considered that it would harm the visual amenity of the Green Belt by reason of its siting, material and design for the reasons explained above.

## **Conclusion**

The fence as proposed by virtue of its height, design and position on a corner plot will be out of character with the surrounding area which is predominantly open in nature and will have a detrimental impact on the streetscene, and is therefore contrary to policy GN5, which seeks to ensure that the design of proposed development are well related to their surroundings.

It is considered that the fence by reason of its height, siting and design would harm the visual amenity of the Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

Taking the above points into account it is recommended that the application should be refused.

## **Recommendation: Refuse Full Planning Permission**

### **Reasons**

1. The proposal, by reason of the total height, siting and design of the boundary fence, would be visually obtrusive and detrimental to both the appearance and character of the street and the amenity of the area. This development is inappropriate as it does not relate well to the immediate surroundings, which reflects a more open character with minimal boundary treatments. The proposal is therefore contrary to policy GN5 of the Adopted Chorley Borough Local Plan Review which seeks to ensure that the design of proposed development are well related to their surroundings.

2. The proposal is located within an area designated as Green Belt as such the visual amenities of the Green Belt should not be injured by proposals for development, which although would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design. It is considered that the fence by reason of its height, siting and design would harm the visual amenity of the

Green Belt and is therefore contrary to Policy DC1 of the Adopted Chorley Borough Local Plan Review.

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