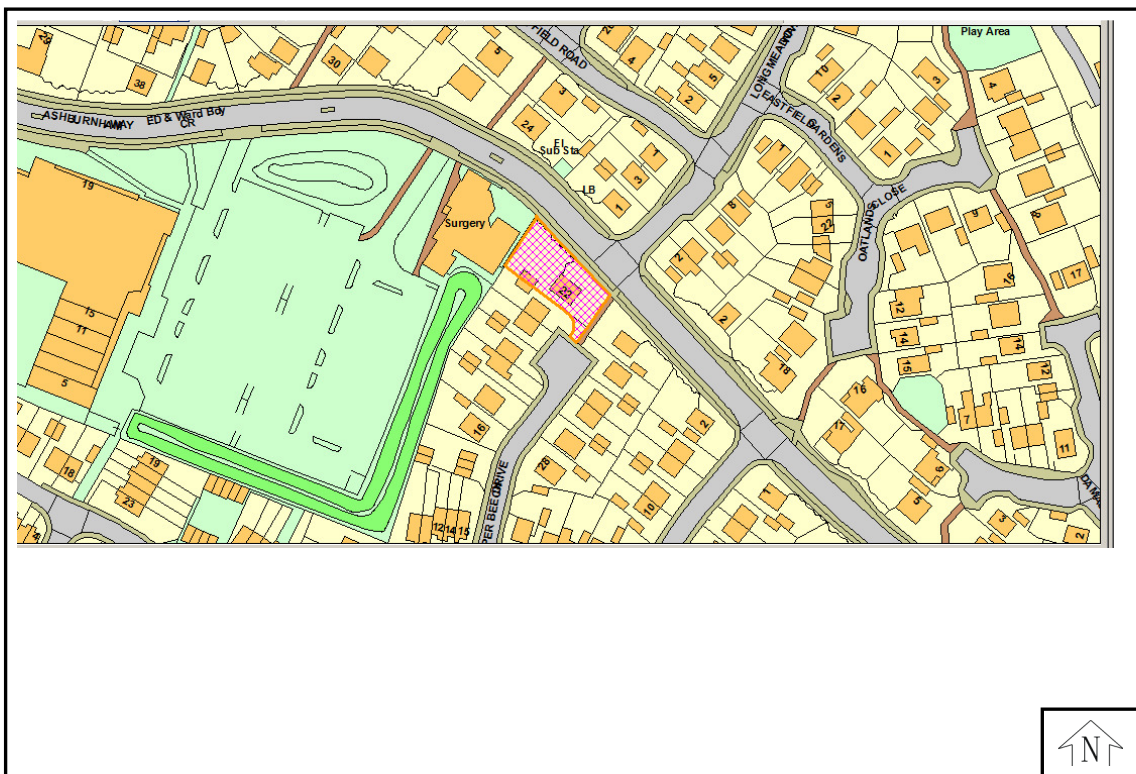


PLANNING COMMITTEE - 13 OCTOBER 2015**APPLICATION NO** DC/15/3498/FUL**LOCATION**22 Copper Beech Drive
Carlton Colville
Suffolk
NR33 8DH**EXPIRY DATE** 21 October 2015**APPLICATION TYPE** Full Application**APPLICANT** Mr Robbie Cook**PARISH** Carlton Colville**PROPOSAL** Increase height of existing boundary wall from 1.5 metres to 2 metres**SUMMARY**

- 1.1 This is a minor householder development proposal which is referred to the Committee solely because the applicant is a member of the planning staff. The proposal is to increase the height of a boundary wall and the scheme is supported.

SITE DESCRIPTION

- 2.1 The property is a modern detached house located directly alongside Ashburnham Way which is the busy route through this large housing development linking the Beccles Road and Elm Tree Road at the edge of Carlton Colville.
- 2.2 Immediately adjoining the site to the north is a doctors' surgery and beyond that, the vehicular entry point into the local neighbourhood shopping complex which contains a supermarket, some smaller shop units and a large carpark.

PROPOSAL

- 3.1 The proposal is to repair and strengthen the existing wall by repointing where necessary and also to include additional courses of Tudor London bricks and matching mortar, thereby increasing the height of the existing eastern boundary wall from its present height of 1.5m to 2 metres overall.

CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** 5 neighbouring residential properties and the doctors' surgery consulted by individual letter. No responses received.

Consultees

- 4.2 **Carlton Colville Town Council:** recommend approval.
- 4.3 **Suffolk County - Highways Department** were consulted on the 3 September 2015. Responded on 16.09.2015: "This proposal is unlikely to have any significant impact on the local highway network in the area".

PUBLICITY

- 4.4 None – the site is outside any Conservation Area

SITE NOTICES

- 4.5 The following site notices have been displayed:
- | | |
|---------------------|--|
| General Site Notice | Reason for site notice: General Site Notice, Date posted 04.09.2015 Expiry date 24.09.2015 |
|---------------------|--|

PLANNING POLICY

- 5.1 Relevant policies are Waveney Core Strategy policy CS02 and Development Management policy DM02.

PLANNING CONSIDERATIONS

- 6.1 The property occupies a generous corner plot and takes its vehicular access from the Copper Beech Drive cul-de-sac rather than from Ashburnham way, though there is a pedestrian link through, in front of the dwelling. The rear (northern) boundary consists of a 1.8m high close-boarded fence which is in good condition. The dwelling is set well back from both its front boundary and its eastern side wall is also set in an average 6 metres from the site boundary along Ashburnham Way.
- 6.2 The eastern boundary treatment has been effectively split into two halves of equal length; the part to the side and front of the house is planted with a well-maintained privet hedge, while the remaining half is delineated with a wavy 'crinkle-crankle' red brick wall which returns to the rear corner of the house to enclose the rear garden. The wall was built at the same time as the house, by the developer, so is now over 30 years old and in need of attention. A row of small trees and shrubs was also originally planted inside the wall to provide additional screening; however the previous owner of the property let these grow unchecked which has contributed to the wall becoming damaged and neglected with loose top sections in places.
- 6.3 The distinctive wavy form of the wall is characteristic of the locality and was a deliberate design feature when this large, phased housing development was planned in the early 1980's with the aim of adding variety to the built form, particularly along the primary traffic

routes, as a means of preventing the streetscape from appearing bland and repetitive. The applicant is to be applauded for recognising and appreciating the public benefit of retaining this design feature, rather than simply requesting to replace it entirely with a new straight wall or fence which would have been a much cheaper option, albeit inferior in design terms. It is noted that some other properties in the area have done just that (not all with the benefit of planning permission) and that is causing a steady erosion of the character in the general vicinity of the site which should be addressed whenever the opportunity arises, as advocated by policy DM02.

- 6.4 The requested increase in height of 500mm – half a metre – is considered justified in this instance for several reasons. The vegetation inside the garden has been considerably cut back over this summer by the new owner and this has left the garden rather open for passers-by to peer in over the wall in between the gaps. Understandably the applicant wishes to increase privacy, safety and security in this respect, particularly as the rear garden contains a trampoline where children using it can be clearly seen from outside the site at present. In addition, although the wall abuts the ‘highway’ in planning terms, there is a wide grass verge between the roadside kerb and the footway which will mitigate the additional height in terms of its prominence. A third factor is that the property has no vehicular access on this side and the shopping centre access is around a bend in the road to the north so that the height of this wall will have no impact upon visibility to drivers.

CONCLUSION

- 7.1 The repair and extension of this wall is welcomed as it will be an improvement in the tidiness, condition and stability of the wall and will ensure the continuation of its contribution to the local distinctiveness of the locality using high quality design and materials.

RECOMMENDATION

Approve with no conditions required.

BACKGROUND INFORMATION: See application ref: DC/15/3498/FUL at www.waveney.gov.uk/publicaccess

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