

The application is for the relocation of a garden wall facing onto Westbury Road. .

The application site lies within the urban neighbourhood of Newcastle as defined by the Local Development Framework Proposals Map.

The statutory 8 week determination period for the application expires on 24th August 2016.

RECOMMENDATION

REFUSAL on the grounds that the erection of the wall would be materially detrimental to the appearance and character of the area

Reason for recommendation

Although the wall would not be harmful to highway safety it is considered harmful to the visual appearance of the area.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with this application

No alterations have been sought to the design because the back of footway location of the wall is the feature that makes it unacceptable and the applicant wishes it to fulfil security and privacy functions so it would have to be of the height proposed..

KEY ISSUES

Full planning permission is sought for the relocation of a garden wall to this property at the corner of Westbury Road and The Brackens. The applicant maintains a strip of landscaping adjacent to the highway facing onto Westbury Road where the new wall is to be erected. The soft landscaping concerned extends to the front side garden of the property. The new wall proposed, which would be stepped, measures between 1.8 metres and 2.2 metres in height relative to the level of the pavement and spans approximately 22 metres. In that the Highway Authority have no objections and must therefore be presumed to be satisfied that the wall would not impinge upon the visibility splay at this junction the key issue for the Local Planning Authority is-

Would the impact of the development on the character and appearance of the area be acceptable?

The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Policy CSP1 of the Core Spatial Strategy outlines how the design of new development is assessed which includes amongst other requirements the need to promote and respect the areas character and identity.

As indicated Number 2 The Brackens is situated on a corner plot at the junction of The Brackens and Westbury Road. The dwelling occupies a lower level than the pavement on the south side of Westbury Road on the outside of a long continuous bend. The notable characteristic of the plot is the soft landscaping around its periphery. Landscaped boundaries are a key feature of this part of the Westbury Road estate.

The relocation of the wall would mean that an area of existing soft landscaping would be lost. Westbury Road is lined at this point with hedgerow plantings and grassed verges either side which was a component of the original housing estate road layout design. The relocation of the section of garden wall involved is at odds with that design principle. The design of the replacement wall here

proposed features decorative brickwork embedded pillars and matches the existing garden wall in appearance. The wall is also stepped to follow the downward slope of Westbury Road – making the structure somewhat less imposing but it is still tall, some 22 metres in length, and in complete contrast with other boundary treatments along this particular section of Westbury Road. It is considered that because of this it would cause sufficient harm to justify refusal.

APPENDIX

Policies and Proposals in the approved Development Plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009) (CSS)

Policy CSP1: Design Quality

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy N17: Landscape Character

Other material considerations include:

National Planning Policy Framework (March 2012)

Planning Practice Guidance (2014)

Newcastle-under-Lyme and Stoke on Trent Urban Design Guidance (adopted December 2010)

Relevant Planning History

N13576	Residential development	Permitted	1984
--------	-------------------------	-----------	------

Views of Consultees

Highway Authority no objections

Representations

None received.

Applicant/agent's submission

All of the application documents can be viewed at the Guildhall or using the following link.

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00566/FUL>

Background Papers

Planning File

Development Plan

Date report prepared

3rd August 2016.