

Mr Tim Dawes – Development Manager  
Guildford Borough Council  
Millmead House  
Millmead  
Guildford  
Surrey  
GU2 4BB

**Our ref:** 20-041-LET-LPA-01-A

**Your ref:**

2 June 2021

Dear Tim

**Planning application for boundary fence (part retrospective)  
Syderstone, 147 East Lane, West Horsley, Guildford, KT24 6NY**

Please find accompanying this letter a part retrospective planning application for the erection of a boundary fence at Syderstone, 147 East Lane, West Horsley.

The fence is to be sited at the south-east boundary of the property fronting East Lane. It will replace a 2m high fence that was erected in the same location, without the benefit of planning permission. This fence was refused retrospective planning permission under LPA ref. 21/P/00049 for the following reason:

*The fencing fronting East Lane, by virtue of its length, height, design and positioning along this prominent plot, would result in a harsh, abrupt boundary, creating an urban frontage feature which would be detrimental to the prevailing green rural character of the area. As such, the proposal contravenes policies H8, G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/2007), the requirements of the National Planning Policy Framework (NPPF) (as revised on 24 July 2018), Policy D1 of the Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019), the Residential Extensions and Alterations Supplementary Planning Document (SPD) 2018, and Policy WH2 of the West Horsley Neighbourhood Plan 2016-2033.*

The applicant has sought to address these concerns by lowering the height of the fence to just 1.5m. This application seeks planning permission for the fence at this new height; this covering letter sets out the justification for the development.

When considering the merits of development that requires a planning application the Council, in its function as the local planning authority, has a requirement to determine that application in

accordance with the policies of its Development Plan unless material considerations indicate otherwise<sup>1</sup>.

Having regard to this legal requirement we consider that the following policies of the Council's Guildford Borough Local Plan: Strategy and Sites (adopted by Council on 25 April 2019) and Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007) are relevant to consideration of this application.

**Policy D1: Place shaping.** This policy states that *'all new developments will be required to achieve high quality design that responds to distinctive local character'*.

**Policy G5: Design Code.** This policy identifies that development will need to accord with a number of sub policies relating to design.

In addition, the West Horsley Neighbourhood Plan 2016 – 2033 forms part of the development plan and contains policy 'WH2: Design Management within Village Settlement'. It states that development proposals will be supported provided they have regard to the 'West Horsley Character Area Report' and the following a number of principles. We note that none of these principles are of direct relevance to the development subject to this letter.

Having regard to these requirements, in addition to the previously refused application, the main issue raised by the development is its impact on the character of the area.

#### ***Impact on the character of the area***

Syderstone is set within a residential area characterised by a variety of architectural styles. This includes, in the immediate locality, varied boundary treatments including a 1.8m high (approximately) immediately opposite, 150 East Lane.

Accordingly, we are of the view that by reducing the height of the proposed fence by 25%, to just 1.5m, the visual appearance of the fence will be significantly reduced compared to the previous proposal. In addition, the applicants are proposing a variety of planting to be sited behind the fence with the intention that this will grow to a height higher than the fence. This along with existing vegetation will help to soften its visual appearance and ensure the fence blends in with the established character of the area.

The planting proposed includes:

- Laurel.
- Rhododendrons/Azaleas.

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<sup>1</sup> Planning and Compulsory Purchase Act 2004, section 38(6).

Therefore, for these reasons we are of the view the development will not have a negative effect on the established character of the area and for this reason it is in accordance with policies of your development plan.

Therefore, in the absence of any other material considerations to justify otherwise it is respectfully requested that planning permission is granted for this proposed development.

Yours sincerely

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