

Points Relative to Old England Planning Application Refusal

The application relates to the boundary of an existing property and as has nothing to do with new development so Policy SP1 is not relevant.

Case Report identifies the following as relevant:

Impact on the character of the area

It is believed that the appearance of the proposed wall enhances the character of the area and this view is supported by neighbours that have been consulted over the planned wall and gates.

Impact on neighbouring amenity

The proposed wall has no impact on the neighbouring amenity as it is a private property with no public access.

Impact on the Green Belt

Impact on the AONB

AONB & Green Belt Boundary treatment should seek to be characteristic of the countryside and should seek to maintain the openness of the countryside.

Planning Officer's Report states "The proposed wall would be constructed of concrete blocks, finished with slate cladding and coping stones, and would include iron railings. This would allow some visibility through the wall into the site. As such, it is considered that the proposal would not be harmful to the openness of the Green Belt in both spatial and visual terms."

The Parish Council supports the application but requests a relook at the height.

One of the common features of Rural Areas are Estates with stone and railing boundaries and hence the design and choice of materials was considered to be consistent with the need for openness and a visual nature that enhanced the background of the "Bluebell" Woods behind.

The existing street scene in the immediate area of East Hill Road has a variety of Boundaries from over 2m high rendered white concrete wall with no openness to lower walls involving brick and rendered white walls. High metal gates are a regular feature. (Pictures of all the different ones would be helpful).

Application 01/01016/FUL (Fairfield) which included 1.8m Close Boarded Fence & Double Gates was granted, in spite of the lack of openness required of AONB/GreenBelt.

Options:

Offer to reduce height of wall.

Go for 2m heigh railings without solid wall.

Q1 Has the case officer actually visited the site? (I suspect not given no mention of trees.)
How can the Street Scene be assessed without a visited

Residential Extensions SPD

Areas of Outstanding Natural Beauty 3.1 Over 60% of the District is covered by the High Weald and Kent Downs Areas of Outstanding Natural Beauty which have been confirmed by the Government as having the highest status of protection in relation to landscape and scenic beauty. 3.2 The prime consideration in such areas is the conservation of the natural beauty of the landscape. Particular attention will be given to the siting, size, form, materials and detailed design of proposals. Permitted Development rights are reduced in these areas in order to retain the natural beauty. 3.3 All proposals should respect local distinctiveness and be of high quality design in order to maintain character.

Boundary treatment which is not characteristic of the countryside (such as close boarded fences) should be avoided as they are urban in character and detract from the openness of the countryside. Similarly, large close boarded gates are also inappropriate. Dependant on the landscape character and tradition, hedges or ditch and hedge or wooden post and rail fences may be more appropriate. In rural areas the retention and reintroduction of as many native hedgerows and trees as possible will contribute to environmental quality, the maintenance of biodiversity and habitat, water absorption and moderate the effects of solar gain.

Unless it is characteristic of the location, frontages should not be totally enclosed behind high boundaries (normally above 1 metre in height) as this would detract from the character of the area, adversely affect the openness of the countryside and reduces informal surveillance of the street.