

## Heritage Statement for Fence and Planting at 23 Oakley Lane.

A retrospective planning application has been submitted for a fence, with planting in front, at 23 Oakley Lane.

This statement is submitted in order to meet the requirements of The National Planning Practice Guidance, Policy 194 of the National Planning Policy Framework (NPPF).

This heritage statement will show that I, the applicant has understood and considered the significance of the heritage asset when putting forward the proposals.

I acquired the property in July 2020 and noted that the boundary fence, set back from the boundary, was in a poor state of repair, requiring replacement.

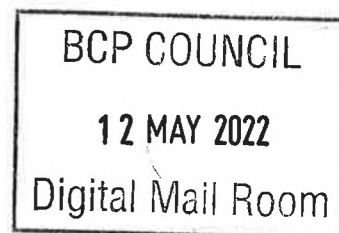
### Assessing the significance

23 Oakley Lane is situated within the Oakley Lane Conservation Area, designated in April 1987. The character appraisal reads as follows:

#### CHARACTER

This area has a village character derived from its low density and informal layout of buildings. Houses line Oakley Lane behind large front gardens with soft, unmanicured boundary treatments of mixed hedges and trees. The importance of the boundaries has been recognised with an Article 4 Direction to control boundary treatments.

Oakley Lane is now characterised by residential development and only one farm remains in the conservation area. Many of the properties are in the Lady Wimborne semi-detached cottage style, with brick mullions, label moulds over doors and windows, Gothic arched heads and steep-pitched roofs with decorative tiles and ridges. They are constructed of soft textured buff and red brick with red/brown clay, and fish-scale tiled roofs. Ornate, tall chimney stacks with pots are a feature of the area.



As stated, "the importance of the boundaries has been recognised with an Article 4 Direction to control boundary treatments." The article 4 direction has removed permitted development rights to erect boundaries as granted by the Town and County Planning (General Permitted Development) (England) Order 2015.

There are three listed buildings nearby with the closest being approximately 50 metres away.

The Historic England listing details for these three listed buildings are as follows:

#### 10 AND 12, OAKLEY LANE

SZ09NW OAKLEY LANE 958-1/2/130 (South side) Nos.10 AND 12

GV II

*Pair of houses. Mid C19. Yellow brick with moulded brick dressings, brick ridge stack and tiled roof with bands of fishscale tiles. Tudor Revival style. Single-depth plan. Single storey and attic; 2-window range. Paired central gables and outer gabled porches, eaves with sawn purlins; 4-centre-arched doorways with label moulds and boarded doors with decorative false strap hinges, the gables have 3-light ground-floor and 2-light first-floor mullion windows to casements with 2 horizontal glazing bars, and label moulds; a loop in each gable, terracotta panels over the ground-floor window, and over the doors numbered 40 and 41 in Gothic lettering. INTERIOR: plain with stairs from entrance hall.*



*HISTORICAL NOTE: one of a large number of similarly styled estate cottages, numbered and known as Lady Wimborne Cottages after the wife of the owner of Canford Manor (qv). Listed as complete examples, with group value with the other estate farm buildings on the N side of Oakley Lane.*

#### 17. OAKLEY LANE

SZ09NW OAKLEY LANE 958-1/2/132 (North side) 30/06/80 No.17 (Formerly Listed as: OAKLEY LANE (North side) Cruxton Farmhouse and cottages)

GV II

*Formerly known as: Oakley Farm OAKLEY LANE. Pair of estate cottages, now one house. Mid C19. Yellow stock bricks with brick paired diagonally-set stacks and Welsh slate roofs. Tudor Revival style. Single-depth plan. 2 storeys; 5-window range. Projecting right-hand cross range forming a semi-octagonal bay and hipped roof, and left-hand end coped gable. Ground-floor continuous label mould extends from a 4-centre-arched doorway beside a buttress in the right-hand return to beside left-hand end doorway, over 1- and 2-light 4-centre-arched casements with chamfered surrounds and small metal panes, set within flat-headed recesses. Similar 1-light first-floor windows. Large ridge stack with 2 diagonally-set shafts. INTERIOR not inspected. A pair to No.19 (qv) forming the entrance to Cruxton Farm, and one of a number of similarly styled estate houses on the Canford Estate. (RCHME: County of Dorset (South East): London: 1970-: 239).*

#### 19. OAKLEY LANE

SZ09NW OAKLEY LANE 958-1/2/133 (North side) 30/06/80 No.19 (Formerly Listed as: OAKLEY LANE (North side) Cruxton Farmhouse and cottages)

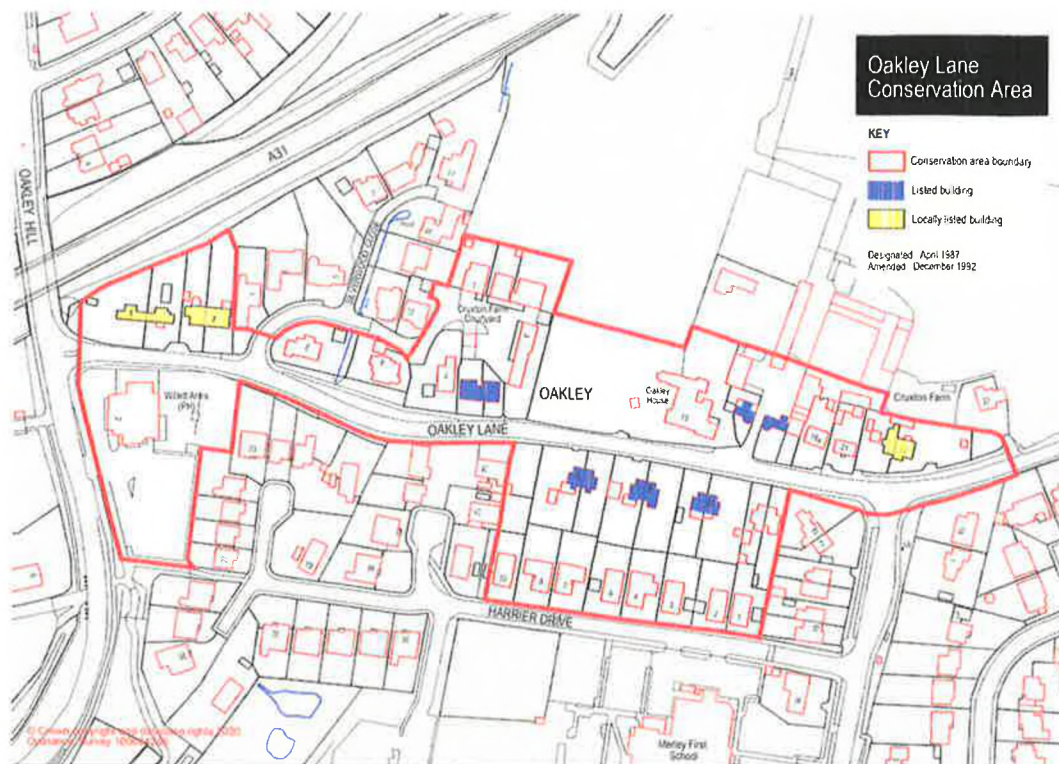
GV II

*Formerly known as: Oakley Farm OAKLEY LANE. Pair of estate cottages, now one house. Mid C19. Yellow stock bricks with brick paired diagonally-set stacks and Welsh roof. Tudor Revival style. Single-depth plan. 2-storey; 5-window range. Projecting left-hand cross-wing forming a semi-octagonal bay and hipped roof and right-hand end coped gable. Ground-floor continuous label extends from a 4-centre-arched doorway beside a buttress at the left-hand return to beside the right-hand doorway, over 1- and 2-light 4-centre-arched casements with chamfered surrounds and metal panes, set within flat-headed recesses. Similar 1-light first-floor windows. Large ridge stack with diagonally-set shafts. INTERIOR not inspected. A pair with No.17 (qv) forming the entrance to Cruxton Farm, and one of a number of similarly styled estate houses on the Canford Estate. (RCHME: County of Dorset (South East): London: 1970-: 239).*

The listings do not describe the boundary treatments of the properties.

The location of these listed buildings, and others, is shown on the Conservation Area map:





The Conservation Area appraisal considers preservation and enhancement, in particular:

#### PRESERVATION AND ENHANCEMENT

- It is Council policy to ensure that the rural, residential character of the area is maintained.
- Alterations to unlisted buildings should have regard to the character of the building and the area as a whole.
- Recent new estates of houses have tended to create suburban architecture with a variety of house type, open front gardens, garages and drives and an informal layout and absence of building line. Any additional development must respect and retain the village street layout and, where appropriate, the agricultural character.

#### Assessing the potential impact

The fence applied for is currently in place pending the outcome of the planning application. It is suggested that a planting scheme in front of the fence could be imposed by way of planning condition.

The fence has no direct effect on the building to which it relates but does affect the outlook from the roadside.

It is suggested that the possible, minor, negative effect of the fence can be made acceptable through the planting of shrubs and bushes in front of it. The overall effect on the conservation area will be minimal.

The site history has been recorded on Google Street view. A hedge was shown in place in July 2018 but by June 2019 had been removed and replaced by a flower border which meant that there was minimal screening of the then fence.

This proposal offers the chance for a hedge to be reinstated.



A meeting was held on site on 11<sup>th</sup> November 2021 with a planning enforcement officer and a conservation officer. Following this meeting, a member of the tree team was contacted. He replied:

*"I have taken a look at all the information, Currently the position of the fence and relationship to the trees is favourable, it is unlikely that the installation of fence posts in the position it is in has not structurally compromised the trees or affected their vitality, as long as they were hand dug and avoided removal of roots."*

*"The trees are within a conservation area so an application to work on any live part of the tree is required, including the roots. In my opinion moving the fence back is likely to require both pruning to the canopy and also to the root system of the trees. This is likely to stress the trees and potentially lead to their decline. I would suggest the fence is in suitable position and I would not support the request to move the fence."*

He suggested the following planting in front of the fence:

*Any mixed species native hedge row plant.*

*Yew*

*Beech*

*Field maple*

*Buddleia*

*Amelanchier*

#### Justification.

Due to my personal circumstances ,having a dog and security, a secure boundary to the property is required As previously mentioned, i acquired the property in July 2020 and noted that the boundary fence, set back from the boundary, was in a poor state of repair, requiring replacement.

It was intended to erect a replacement fence on the same line but trees on site had grown to the extent where a fence in the same line would have an adverse effect on their roots. A decision therefore was made to minimise the effect on the trees by moving the fence closer to the roadside.

#### Planning Policies

Relevant planning policies from the Poole Local Plan (2018) have been considered:

Policy PP1 - Presumption in favour of sustainable development

Policy PP27 - Design

Policy PP30 - Heritage assets

It is considered that the fence and planting will preserve or enhance Poole's heritage assets.

The fence and planting preserve the setting of the dwelling to which it relates and will not have any adverse effect on nearby listed buildings.

