




EDC Householder Application Ref: 19/0322  
 Site Address: 1 Byrnes Close, Plumpton  
 Case Officer: Nicholas Unwin  
 Summary of Delegated Decision: **APPROVE**

| <b>Application for Householder Development</b><br><b>Eden Local Plan 2014-2032/Material considerations assessment</b> | <input checked="" type="checkbox"/><br>Acceptable | <input type="checkbox"/> X<br>Unacceptable |
|---|---|--|
| Amenity impact upon existing residents (privacy, light, oppressiveness, noise etc).                                   | <input checked="" type="checkbox"/>               |  |
| Design impact upon form and character of area.  | <input checked="" type="checkbox"/>               |  |
| Scale impact upon form and character of area.   | <input checked="" type="checkbox"/>               |  |
| Layout impact upon form and character of area.  | <input checked="" type="checkbox"/>               |  |
| Highway safety impact.  | <input checked="" type="checkbox"/>               |  |
| Drainage requirements.  |   |  |
| Impact upon historic environment.   | <input checked="" type="checkbox"/>               |  |
| Sustainable construction and efficiency measures.   |   |  |
| Any other interests of acknowledged importance (list below)   |   |  |

| Summary  | <br>Acceptable | <br>Unacceptable |
|--|---|---|
| <p>Having regard to the provisions of the Development Plan, in particular the Eden Local Plan policies DEV1 and DEV5, Eden Housing Supplementary Planning Document 2010 (where appropriate) and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.</p> |                |   |

| Any further comment;   |
|--|
| <p>The proposal is for the erection of a wooden fence behind existing sandstone boundary wall at 1 Byrnes Close, Plumpton.</p> <p>1 Byrnes Close is a modern large detached two storey dwelling located in the centre of the settlement of Plumpton. The existing dwelling is comprised of red brick walls, grey tiled roof and white UPVC doors and windows. The front elevation of the dwelling faces North with the driveway connecting to the adjacent Byrnes Close to the East. The South elevation is adjacent to the C3012 road running East-West through Plumpton.</p> <p>The South curtilage boundary adjacent to the C3012 road is bordered by a traditional sandstone wall approximately 1.2 – 1.5 metres in height. The proposal would erect a wooden and concrete post fence approximately 1.8 metres in height adjacent to the North of the sandstone wall.</p> <p><b>Design:</b><br/>Chapter 12 Achieving well-designed places of the NPPF states that good design is a key aspect of sustainable development and that new developments should function well within the area, are visually attractive and sympathetic to local character, history and existing built environment. This is supported by Policy DEV5 of the Local Development Plan 2014-32 which states that the Council will support high quality design requiring development to show a clear understanding of the form and character of the built environment, use quality materials and protect features and characteristics of local importance.</p> <p>The sandstone wall adjacent to the Southern curtilage boundary of 1 Byrnes Close is a traditional feature seen along the length of the C3012 road separating dwellings and agricultural land from the road. This section of wall, although 1.2 – 1.5 metres in height has been dwarfed by new development such as 1 Byrnes Close which are within close proximity (approximately 3 metres) and substantially taller.</p> <p>The proposed development would result in a section of fence, approximately 0.3 – 0.6 metres in height visible above the existing sandstone wall from the road. The wall does enhance the street scene however it is not listed or within a conservation area. The existing wall's significance within the street scene has been hugely diminished by the modern dwellings which now tower above it. Therefore a wooden fence visible approximately 0.3 -0.6 metres above the existing wall, although not currently present in the area, is not considered to have an unacceptable impact on the character of the area and significance of the existing sandstone wall.</p> |

Highway Authority – No objection  
Parish/Town Council – No objection  
Public Response – None

## Recommendation

That the application is granted subject to the following conditions:

### Time limit for commencement

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** In order to comply with the provisions of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### Approved Plans

2. The development hereby granted shall be carried out in accordance with the drawings hereby approved:
  - i. Application Form, dated 3 May 2019;
  - ii. Location Plan, date received 3 May 2019;
  - iii. Site Plan, date received 3 May 2019;
  - iv. Photo Proposed., date received 3 May 2019.

**Reason:** To ensure a satisfactory development and to avoid any ambiguity as to what constitutes the permission.