Our Ref: CP/Thomas

14th July 2023

Planning Services,
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BA14 8JN

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Dear Sir,

Town and Country Planning Act 1990
Replacement of a hedgerow with a fence (retrospective) at 4 Piplar Ground, Bradford Upon Avon, BA15 1XF.

Introduction
1. We have been instructed by our client, Mr G. Thomas, to make an householder planning application for the replacement of a hedgerow with a fence at the application site.

2. Please find the following documents enclosed in this application;
- Design and access/planning statement (covering letter);
- The Planning Portal application forms and certificates;
- The location plan on the Planning Portal (copy attached);
- Photo of Hedging (June 2022);
- Photo of fence (June 2023);
- Photo of vehicles; and,
- The application fee of £206.

Site Description
3. The current building is a a modest 4-bed detached dwelling off Piplar Ground, Bradford Upon Avon.

Site History
4. PL/2022/02187: Single storey extension to side and rear with first floor extension over existing. Approve with Conditions, 26th August 2022.

Proposal
5. The applicant would like to apply for the replacement of a hedgerow to a fence on their site. This falls outside the parameters of The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2 Minor Operations, Class A - gates, fences and walls because it is over 1 metres. The fence is within the domestic curtilage of the property. The fence is below 2 metres high at 1.8 metres.

6. The fence is not inappropriate to the curtilage of the house and is more manageable to maintain. In addition, the fence will act as a robust barrier

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from the main road which the applicants require. The fence will contribute to the security and public safety.

Planning Policy
National Planning Policy Framework

7. The National Planning Policy Framework (NPPF) encourages Local Planning Authorities (LPAs) to support sustainable development. The following paragraphs from the NPPF are considered to be particularly relevant to the determination of this planning application.

8. Paragraph 11 of the NPPF states that '*plans and decisions should apply a presumption in favour of sustainable development'.* It suggests that planning permission should be granted unless any adverse impacts would be so significant as to weigh the benefits of the development, when assessed against the policies in this Framework taken as a whole. It is considered that the proposed development accords with this paragraph.

9. Section 12 of the NPPF 'Achieving well-designed places' sets out national guidance in respect to design and how applications should be determined by LPAs.

10. Paragraph 126 of the NPPF sets out that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

11. Paragraph 130 requires that planning policies and decision ensure that developments:

> *A) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
> B) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
> C) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).*

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Wiltshire Core Strategy (2015)

12. The site falls within the Local Plan Framework for Wiltshire. It is considered that this proposal falls to be determined in light of Core Policy 57.

Core Policy 57: Ensuring High Quality Design and Place Shaping

Vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.

13. The application is of high quality, adding to the additional public safety of the highway network, personal safety for the residents (and animals) of Piplar Ground, Bradford Upon Avon and for security of the property without the tree or hedgerow.

Other Matters

Design and amenity

14. The fence is not out of character with the area and brings a new aspect to the high quality design of the existing neighbourhood. The boundary treatments of existing properties include walls and fences. The replacement of a hedgerow with the fence is not detrimental to the conditions found at the site and the neighbouring properties. There are also neighbours with front gardens, and the proposed fence for retrospective planning permission will provide security and privacy.

Parking

15. The applicant has provided an image to show cars parked along the road beside the fence. Cars are parked here for weekdays and weekends.

Flood Risk

16. The site is within Flood Zone 1 as shown on the EA's flood maps.

Summary

17. The proposal is for the retrospective planning permission for a replacement of a hedgerow with a fence.

18. The planning application is keeping within planning policy; namely the NPPF and Wiltshire Core Policy.

19. We believe you have all the necessary information to positively determine the planning application for the fence. If you need any further information or require any clarification, do not hesitate to get in contact with me. I look forward to hearing from you.

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Wiltshire Council 14th July 2023

4 Piplar Ground, Bradford Upon Avon, BA15 1XF

Yours faithfully,

[redacted]

Chris Popkin