

Item No: 14 Reference: B/07/01705/FHA  
Parish: EAST BERGHOLT  
Location: 50 Richardson Road, East Bergholt.  
Proposal: Retention of front side boundary wall.  
Applicant: Mr. M. T. Orford  
Case Officer: Ben Woolnough Date for Determination: 12<sup>th</sup> December 2007

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**This application is referred to Committee at the request of the local member.**

### THE SITE

1. The site comprises of a bungalow with an open front garden and a 20 metre frontage onto Richardson road. The street consists of a mix of detached bungalows and two storey dwellings with staggered building frontages, open gardens and parking hardstandings between the dwellings and the road.

### THE PROPOSAL

2. The proposal seeks to retain a small boundary wall between No. 50 and No. 48. It sits between the edge of the pavement and a recently completed single storey front extension.
3. The proposed wall has an overall length of 3.46 metres and is staggered in height due to the slight slope of the land with three pillars of a maximum height of 0.72 metres adjacent to the pavement.
4. Planning permission is required for the wall as permitted development rights were removed for enclosures within the areas between the road and dwellings when the dwellings originally received approval.

### RELEVANT HISTORY

5. 2007 – Erection of a single storey front extension – B/07/00415/FHA

### NATIONAL GUIDANCE

6. PPSI – Delivering Sustainable Development.

### PLANNING POLICIES

The following Development Plan policies are applicable to the proposal:

7. Babergh Local Plan Alteration No. 2 (2006) - Policy CN01

**This report only includes policy references. For further details please see Page 4.**

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OBSERVATIONS

- 8. PC – Object:-
  - The wall is detrimental to the street scene.
  - It would set a precedent and interrupt the open plan nature of the area.
- 9. LHA – No objection.

REPRESENTATIONS

- 10. None.

PLANNING CONSIDERATIONS

- 11. The relevant policy in this case is CN01, which provides that planning permission will be granted to development of an appropriate scale, form and relationship with the nature of adjacent development and the surrounding environment.
- 12. Within Richardson Road there are no smaller boundary walls between dwellings but there are significant hedges. The fact that permitted development rights have been removed for enclosures within the frontages of these dwellings does not rule out the opportunity to make an application for such alterations.
- 13. The low height and unobtrusive design of the wall has a minimal impact on the street scene. Its size does not create a screen between the two properties and an open appearance to the street is retained. It does not detract from the amenities of the street and is respectful in its materials and design. It is therefore acceptable.

REASON FOR APPROVAL

The proposal is in accordance with policy CN01 of the Babergh Local Plan Alteration No. 2 (2006) by reason of its scale, design and materials in relationship with the street scene and its surrounding dwellings. The proposal is not detrimental to the appearance of Richardson Road nor does it reduce the level of amenity enjoyed by neighbouring occupants.

RECOMMENDATION

Grant Planning Permission

DECISION

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