

**KEY INFORMATION**

Ward West End

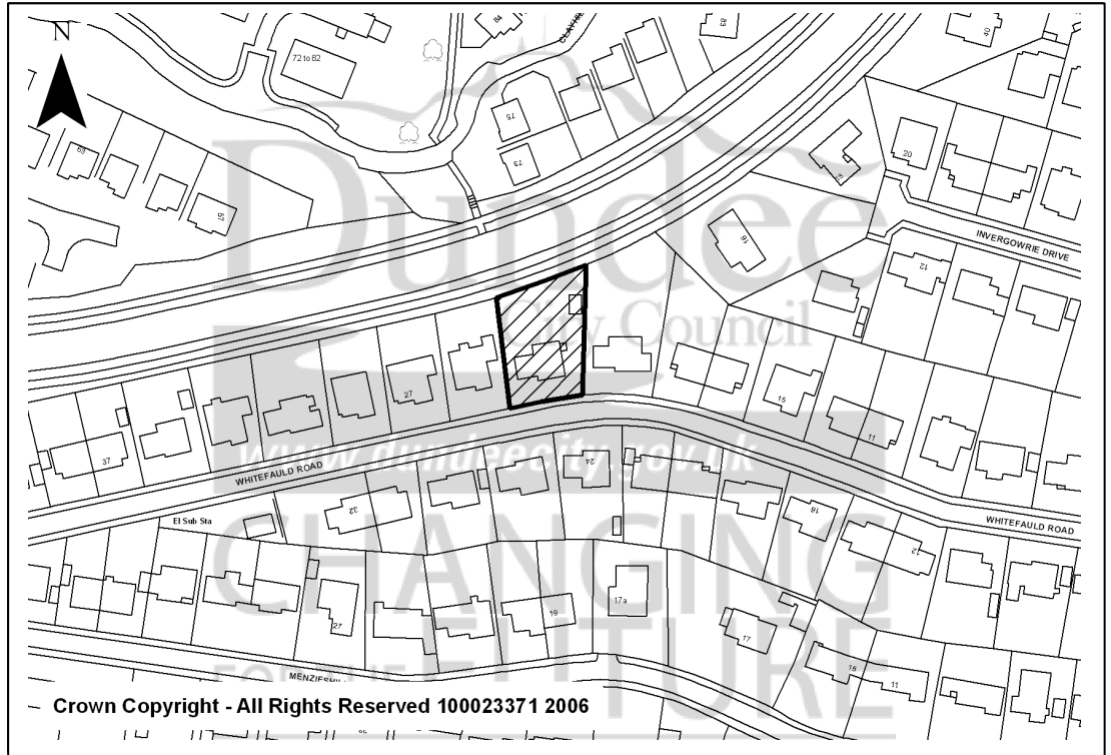
**Proposal**

Erection of 6ft high wooden fence

**Address**23 Whitefauld Road  
Dundee  
DD2 1RJ**Applicant**James Godfrey  
23 Whitefauld Road  
Dundee  
DD2 1RJ**Agent**

Registered 18 Feb 2008

Case Officer Wendy Ferry



## Proposed Garden Fence in Whitefauld Road

The erection of a 6ft high wooden fence is **RECOMMENDED FOR APPROVAL** subject to conditions.  
Report by Director of Planning and Transportation

**RECOMMENDATION**

It is considered that the proposed 1.8m high wooden fence is acceptable. The proposal complies with Policy 1 of the Dundee Local Plan Review 2005. Therefore the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Planning permission is sought for the erection of a 1.8m high fence to the west and north boundaries of the garden at 23 Whitefauld Road, Dundee.
- The proposed development details raise issues for consideration in terms of Policy 1 of the Dundee Local Plan Review 2005.
- One letter of objection was received to the application from the neighbour to the west. The main issues raised relate to the fence having a detrimental visual impact on the character of the area and the height of the fence causing overshadowing.
- It is considered that the proposals are in accordance with Policy 1 of the Dundee Local Plan Review 2005. There are no material considerations including the submitted objection that would justify refusal of this application.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a 1.8m high wooden fence with wooden posts running from the side of the house to the western boundary and along the length of the western boundary. An existing hedge which is approximately 2.4m high to the south side and 1.8m high to the north side is to be removed.

## SITE DESCRIPTION

The application site is located to the north side of Whitefauld Road, Dundee. It is a detached 2 storey dwelling. There is off street parking for numerous vehicles and the driveway leads to a detached garage to the rear of the dwelling. On street parking is also available. There are high hedges and trees along the boundary where the fence is proposed. This is a residential area with various types and styles of dwelling.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 2005

The following policies are of relevance:

Policy 1: Vibrant And Sustainable Communities - the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies in the Plan and seek to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

### Scottish Planning Policies, Planning Advice Notes and Circulars

There are no statements of Government policy relevant to the determination of this application.

## Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application.

## SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

## SITE HISTORY

There is no relevant site history for this application.



## OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

### The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposal under consideration involves the erection of a 1.8m high wooden fence with wooden posts. It is considered that the proposed alterations are of a design that will not adversely impact on the prominent elevations of the house and will not detract from the character of the surrounding area as it is a standard wooden fence.

## PUBLIC PARTICIPATION

The statutory neighbour notification procedure was carried out and one letter of objection was received from a neighbouring resident.

The grounds of objection are:

- 1 The fence will be too high on the neighbouring gardens side as the neighbouring garden is lower down to the application site and this will cause overshadowing.
- 2 The height and length of the fence will be out of keeping with the surrounding area and have a detrimental visual impact.
- 3 No information was submitted regarding design, appearance and materials to be used in the construction of the fence.

## CONSULTATIONS

No adverse comments were received from statutory bodies.

With regard to the impact the development will have on adjacent occupiers it is considered that, due to the location of the site and the scale of the alterations, there will be no significant loss of daylight or sunlight for the neighbouring properties. The neighbouring garden to the west is on lower ground meaning the top of the fence will be over 2 metres in height from the ground level on their side, however the fence is to replace a hedge which is between approximately 1.8-2.4m in height and there are also a number of high trees on the boundary meaning that there will be no additional overshadowing from the proposed fence. The privacy of the neighbouring properties will not be compromised.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

### Other Material Considerations

The other material considerations to be taken into account are as follows:

One letter of objection was received in respect of this application. The main issue relating to overshadowing, design and appearance has been discussed and discharged in the Observations Section above.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

### Design

It is considered that the design of the proposed extension including the finishing materials is acceptable to the character and appearance of the existing house and that of the area.

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## CONCLUSION

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The proposal complies with Policy 1 of the Dundee Local Plan Review 2005. The objection does not carry sufficient weight to merit refusal of the application.

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## RECOMMENDATION

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It is recommended that consent be GRANTED subject to the following conditions:

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.

### Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.