



Memo.

Date: 7th November 2013

To: Planning

Cc: -

From: Miriam Hill

Subject: S6/2013/1469/FP – Oak Cottage Care Home, 4 Wilkins Green Lane,
Hatfield

Erection of single storey side and rear extension and two storey rear and side extensions

I have been asked by Peter Jefcoate to consider the application specifically in relation to the hedge which runs along the eastern boundary of 5 Wilkins Green Lane, Hatfield.

The conifer hedge runs from the road to the rear gardens, approximately 44m long. The portion of the hedge which is directly between the two houses appears to be neatly topped to an estimated 4m and sided up to create a dense screen. The portion of the hedgerow to the front of the houses, the boundary for the front gardens, is more informal with untopped or lapsed topped trees which are less dense but taller, varying in height to approximately 9m.

For the purposes of this planning application I have only considered the portion of the hedge between the two buildings, number 4 and 5 Wilkins Green Lane. The distance between the hedge and the western wall of building 4 is 4.1m and 6m. Small windows of habitable rooms are spaced along these walls. By considering the distance between the hedgerow and closest window (4.1m), the depth of the garden to the hedge (4.1m) and the hedges position due west, the hedgerow would, with the existing layout be subject to the high hedge recommendations under Part 8 of the Anti-social Behaviour Act 2003. Should a case be brought with the existing layout and hedge dimensions a remedial

notice would be served on the hedge owner to reduce the height to 2m. As this would be a reduction in height by 50%, dispensation would be given to undertaken this over two years, to reduce the affect of the works on the health of the plants.

The proposed layout also has two windows and two glazed doors along this wall of the building. The distance between hedge and windows would be reduced to approximately 2.5m. Although this distance is much reduced, it would not affect the desirable height of the hedge under the Act's guidelines, as 2m is considered to be a 'minimal' height for the purposes of high hedges. I would note though that the effect of the hedge on the rooms would increase.

Summary

The hedge which stands to the west of the Care Home is currently sufficiently tall to be actionable under the 'high hedge regulations' with the existing layout irrespective of the proposed layout.

I hope that these comments are clear and that if you need anything further then please contact me.