



REDINGTON FROGNAL ASSOCIATION
Umbrella body for residents' groups in the Redington Frogнал Conservation Area

11 December 2022

Dear Ms Fogarty,

Objections to planning applications 2022/4464/P and 2022/4475/P – 31 Redington Road

Redington Frogнал Association shares the concerns of the Neighbourhood Forum and wishes to object to both applications, as they would neither preserve or enhance the character of the Conservation Area, nor the setting of 31 Redington Road, a positive contributor.

This streetscape in this section of Redington Road has suffered a substantial loss of greenery to the extent that this is causing substantial harm to the Conservation Area, a designated heritage asset.

To redress this situation, policy SD 1 vii of the Neighbourhood Plan encourages the planting of hedges as boundary treatments, while SD 1 vi requires the preservation or reinstatement of front garden boundary walls and hedges. The proposals also fail to address policies SD 2, SD 4 and SD 6.

High walls and railings are not a traditional front boundary treatment and are noted in the Conservation Area appraisal as a cause of harm.

Appeal decision APP/X5210/D/21/3289001 is also relevant. This related to the impact of the proposed front boundary treatment upon the character and appearance of the Conservation Area. Reasons for refusing the appeal included that boundaries are works that can have a significant impact on the appearance and character of the Conservation Area. Low walls and hedges are the prevailing character in the Conservation Area and not defensive boundaries.

The applications are also contrary to Local Plan policy D1.

Yours sincerely,

Nancy Mayo

Secretary

Redington Frogнал Association
<https://www.redfrogassociation.org/>