

APPLICATION NO PA/2016/1647
APPLICANT Mrs Susan Jarman
DEVELOPMENT Planning permission to retain fencing
LOCATION 22 The Birches, Westwoodside, Haxey DN9 2PH
PARISH Haxey
WARD Axholme South
CASE OFFICER Emma Carrington
SUMMARY RECOMMENDATION **Grant permission**
REASONS FOR REFERENCE TO COMMITTEE Objection by Haxey Parish Council

POLICIES

National Planning Policy Framework: Paragraph 11 states that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions)

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire)

CONSULTATIONS

Highways: Does not wish to restrict the grant of permission.

PARISH COUNCIL

Objects to the proposal on the grounds that the fence is in poor condition, unsightly and affects the visual amenity of the area.

PUBLICITY

Neighbouring properties have been notified. One letter has been received raising the following issues:

- The fence is visually overbearing and is an inappropriate height and design for the road.
- Such a large fence is out of keeping with the neighbouring properties which have 1 metre fencing.

- Restricted visibility on the corner causes traffic problems which is a hazard to motorists and children playing/crossing the road.
- The fence should be reduced in height so as not to impede visibility at this point.
- A fence at a lower height would still maintain the applicant's privacy.

ASSESSMENT

Planning permission is sought to retain a replacement fence on a corner property in the village of Westwoodside. The fence measures approximately 2 metres high in part, dropping down 1.2 metres. The fence is adjacent to the public footpath, and runs around the front of the property and down the side of a small turning area.

The main issues in the determination of this application are whether the fence is detrimental to the character and appearance of the area and whether it has an adverse impact on highway safety.

The proposed fence has been erected around the front of the applicant's property along the edge of the public footpath. The property is on a corner with The Birches, with a short length of turning area to the side, which is also where the applicant's vehicular access is located. The turning area also provides vehicular access for the property opposite. This part of The Birches is therefore mainly used by two dwellings and is not a busy main thoroughfare. The fence replaces an old fence along the edge of the turning area, and high hedging along the side and part of the frontage of the property.

The parish council has raised concerns about the appearance of the fence, which it considers to be in poor condition, unsightly and affects the visual amenity of the area. The fence, however, appears to be well maintained and relatively new in appearance. The highest part of the fence is mostly to the side of the property along the turning area and, whilst visible in the street scene, is not considered to be out of keeping or unsightly. The property opposite also has a relatively high fence on the boundary with the footpath and the highest part of the applicant's fence is a similar height.

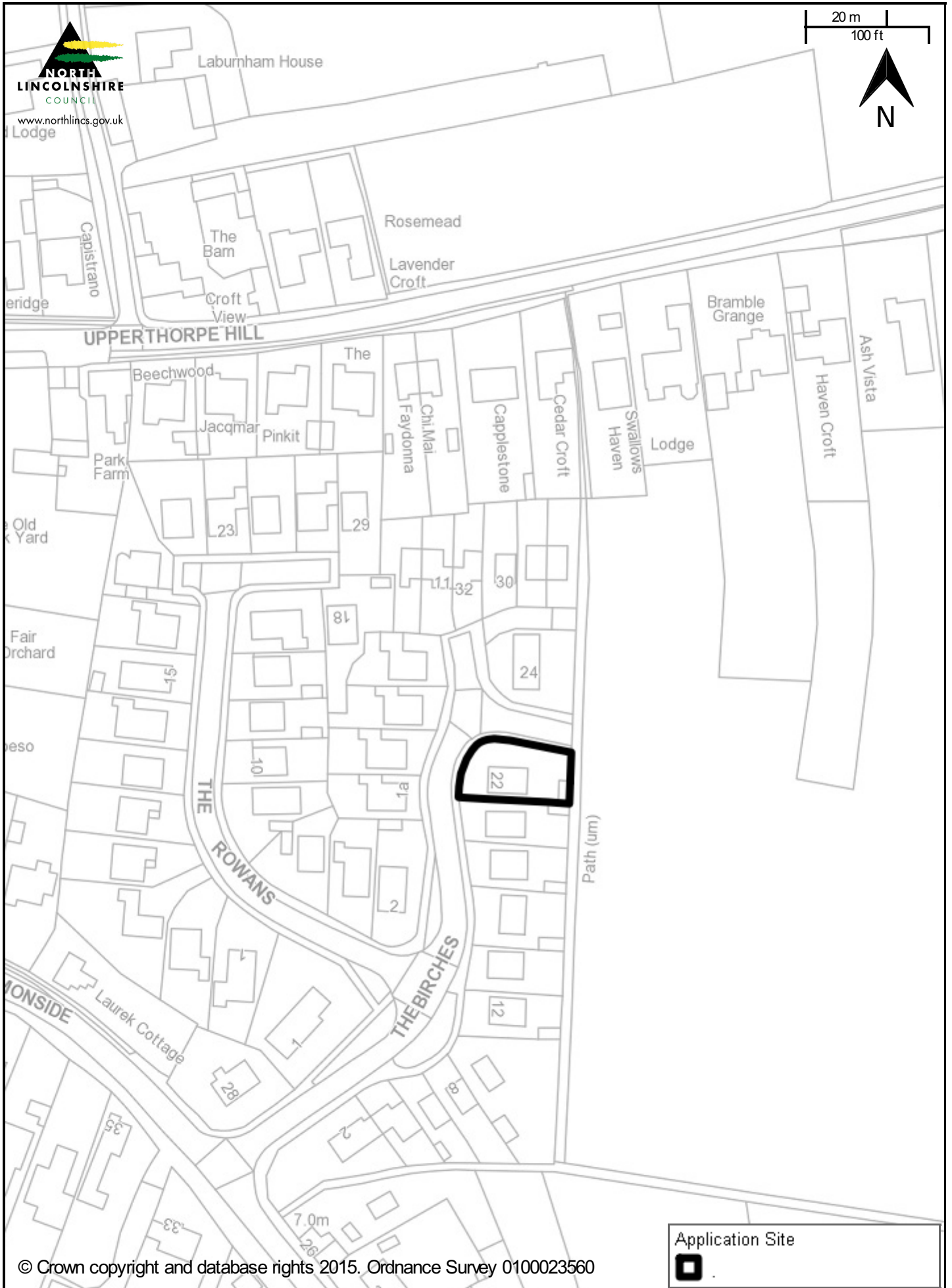
A neighbour has also raised additional concerns about visibility and highway safety. However, the highways department is satisfied that the proposal will not restrict views into or out of the turning area, or the applicant's driveway, which is adjacent to open countryside. The position of the fence is not considered to be such that it would obscure views for pedestrians or drivers.

It is considered, therefore, that the proposal is acceptable in planning terms and that the fence will not adversely affect visibility or the character and appearance of this residential area. The application is recommended for approval.

RECOMMENDATION Grant permission.

Informative 1

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



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Block Plan

NOT TO SCALE

12 x 5ft fence panels

6 x 3ft panels

GATES

22

