

APPLICATION NO	PA/2009/0723
APPLICANT	Mr & Mrs R Mathews
DEVELOPMENT	Planning permission to retain a garden wall
LOCATION	18 Northfield Road, Messingham
PARISH	MESSINGHAM
WARD	Ridge
SUMMARY RECOMMENDATION	Grant permission
REASONS FOR REFERENCE TO COMMITTEE	Objection by Messingham Parish Council
POLICIES	<p>Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.</p> <p>North Lincolnshire Local Plan: Policy DS5 provides detailed design guidance for all residential extensions/alterations.</p> <p>Policy DS1 provides general design guidance for all new development.</p> <p>SPG1 provides detailed design guidance for residential extensions/alterations.</p>
CONSULTATIONS	Highways: No objections.
PARISH COUNCIL	The plans indicate the maximum height of 1650 millimetres; the actual height is greater than this. The height of the wall obscures visibility for motorists going to and from the playing field which is on the north boundary of this property. The wall will not be in keeping with the street scene.
PUBLICITY	Neighbouring properties have been notified. No representations have been received.
ASSESSMENT	This proposal is a retrospective application to retain a brick wall that has been constructed on the site. The wall is located adjacent to Northfield Road and adjacent to the access leading to the playing field at the rear of the application site. This wall exceeds 1 metre high from ground level and therefore requires planning permission.

The applicant has confirmed that the wall adjacent to Northfield Road is 1.78 metres with the pillars being an additional 0.2 metre. The wall adjacent to the access to the playing field is 1.7 metres with the pillars being an additional 0.2 metre. In summary, the maximum height of the wall is just under 2 metres.

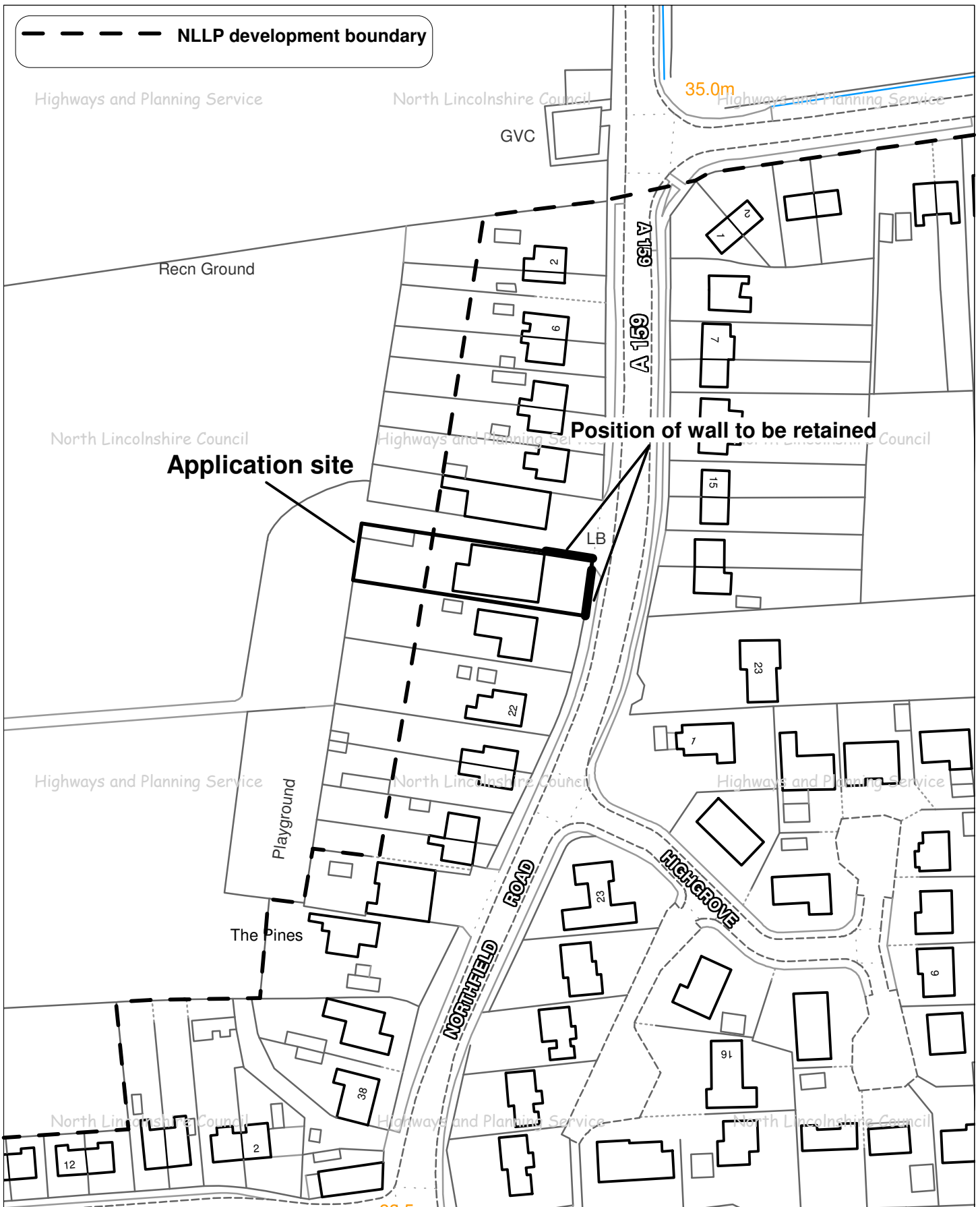
The main issue associated with this case is whether the impact the wall has on the property itself, and on adjoining residential properties and the amenity of the locality is acceptable. The impact the wall has on highway safety also needs to be assessed.

The brick wall has been designed to be in character with the existing dwelling and does not result in any loss of amenity to the adjoining residential dwelling. The wall is visible in the street scene, but is set back from the pavement and the existing trees on the site have been retained. The properties located along this area of Northfield Road have a mixture of boundary designs and heights. It is therefore considered that the proposed wall is not out of character with the area and therefore accords with policies DS1 and DS5 of the North Lincolnshire Local Plan.

Highways have no objections to the wall and consider the visibility at the access to be acceptable.

RECOMMENDATION

Grant permission.



Drawing Title: 2009/0723

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Highways and Planning Service
 Service Director,
 G Pople

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