

APPLICATION NO PA/2010/0665

APPLICANT Mr D A Knapp

DEVELOPMENT Planning permission to retain a 2 metre high brick wall and pillars with close-boarded timber infill panels on the front boundary

LOCATION 3 Ermine Street, Broughton

PARISH BROUGHTON

WARD Broughton and Appleby

SUMMARY RECOMMENDATION Grant permission

REASONS FOR REFERENCE TO COMMITTEE Objection by Broughton Town Council

POLICIES

North Lincolnshire Local Plan: Policy DS5 (Residential Extensions) requires that residential extensions and the erection of garages, outbuildings, walls and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy DS1 (General Requirements) also applies as quality of design and amenity are key considerations.

CONSULTATIONS

Highways: No comments or objections.

TOWN COUNCIL

Object on the grounds that the wall is not in keeping with the frontages of adjacent properties and concerns over the height of the wall.

PUBLICITY

Neighbouring properties have been notified and objections have been received on the grounds that the wall does not cover the whole frontage of the property and it is not in keeping with the style of adjacent properties in terms of colour and type of brick.

ASSESSMENT

The application site is a two-storey semi-detached dwelling on Ermine Street, Broughton. The dwellings along this stretch of Ermine Street, including the applicant property, are set at a higher elevation than the highway and public footpath. There are a variety of different

boundary treatments along Ermine Street including hedges, walls and fences. This application seeks planning permission for the retention of a 2 metre high front boundary wall at 3 Ermine Street, Broughton, adjacent to the public footpath. The wall has already been erected and is constructed of buff bricks and close-boarded timber panels.

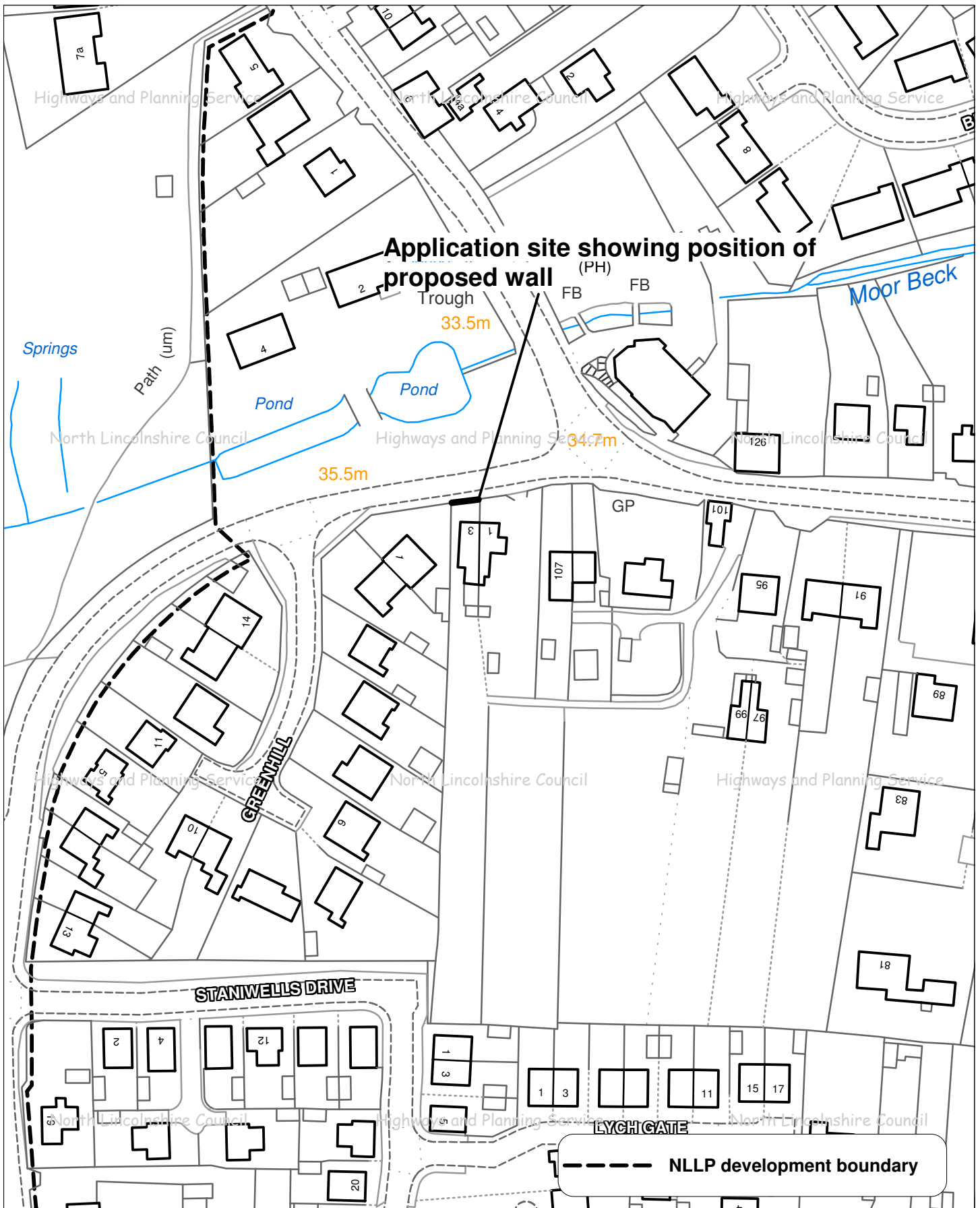
The main issue to consider in the determination of this application is whether or not the boundary wall has an unacceptably detrimental impact on the character and appearance of this area of Broughton.

The wall is relatively small, being approximately 4.5 metres long and 2 metres high, and is located adjacent to the adjoining property's front boundary hedge, which is taller than the wall. There is a mix of different front boundary treatments along Ermine Street and due to the tall hedges that some of the neighbouring properties have on their front boundaries the wall in question is not highly visible when travelling along the road. The wall acts as a retaining wall as well as giving some privacy to the front garden area of 3 Ermine Street. It is tall for a front boundary wall, being approximately 2 metres high. This is due to the nature of the site which is significantly higher behind the wall than the level of the public footpath to the front.

The applicant's property and surrounding properties are constructed of red brick and the wall has been constructed from buff bricks. As such it is out of keeping in terms of the building materials that are prevalent in the area. However the wall is purely along the front boundary, separated from the dwelling, is of a high standard of construction and is not unsightly or ugly in its own right. It should also be noted that this area of Broughton is not designated as a conservation area and has no special protection or guidance with regard to appropriate materials. Although the wall is constructed in bricks that differ in colour from the dwellings in the immediate vicinity, due to its design, size and location it will cause no demonstrable harm to the character or appearance of the street scene or the wider area.

The applicant's property has no vehicular access from Ermine Street and there are existing boundary treatments along neighbouring frontages. As such the wall has no detrimental impact on visibility or highway safety in the area. In addition the council's highways department has raised no concerns over the retention of the wall or its height.

RECOMMENDATION Grant permission.



Drawing Title: 2010/0665

OS Grid Ref: SE95710860

Drawn by: KC

Scale: 1:1250

Date: 05/08/2010



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2010



Highways and Planning Service

Service Director,
G Popple



15 FT 3 IN WIDE
6 FT 5 IN HIGH

DEVELOPMENT CONTROL SECTION	
17 JUN 2010	
DATE RECEIVED	
Referred To	