

APPLICATION NO PA/2011/1035
APPLICANT K Weston
DEVELOPMENT Planning permission to retain a fence around existing property
LOCATION Blenheim, Bigby Road, Brigg
PARISH BRIGG
WARD Brigg and Wolds
SUMMARY RECOMMENDATION Grant permission
REASONS FOR REFERENCE TO COMMITTEE Objection by Brigg Town Council

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

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 or loss of privacy to, or have an overbearing impact on adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Policy DS1 (General Requirements) requires a high standard of design in all developments and poorly designed developments will be refused. The following criteria will be used to assess each proposal:

- (i) the design and external appearance should reflect or enhance the character, appearance, and setting of the immediate area;
- (ii) the design and layout should respect and, where possible, retain or enhance the existing landform;
- (iii) no unacceptable loss of amenity to neighbouring land uses should result in terms of noise, smell, fumes, dust or other nuisance, including overlooking or overshadowing;
- (iv) amenity open space should be retained where possible;
- (v) no pollution of water, air or land should result.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: No objections or comments.

TOWN COUNCIL

Object on the grounds that the original hedge was removed without permission and that this hedge should be reinstated.

PUBLICITY

Neighbouring properties have been notified by letter and a site notice posted. One letter of support has been received stating that the fence looks neat and tidy.

ASSESSMENT

The application site is a two-storey detached residential property on the corner of Bigby Road and Kings Avenue. The site is located in a residential area within the development boundary for Brigg and neighbouring properties are a mix of two-storey detached and two-storey semi-detached dwellings. The applicant's property is accessed from Bigby Road and originally had hedging along its front boundary facing Bigby Road and close-boarded timber fencing along its side boundary on Kings Avenue. The original hedging has been removed from the front boundary and replaced with close-boarded timber fencing with trellis along the top. This application seeks planning permission to retain the new fencing, which requires planning permission because it is above a metre in height and adjacent a highway.

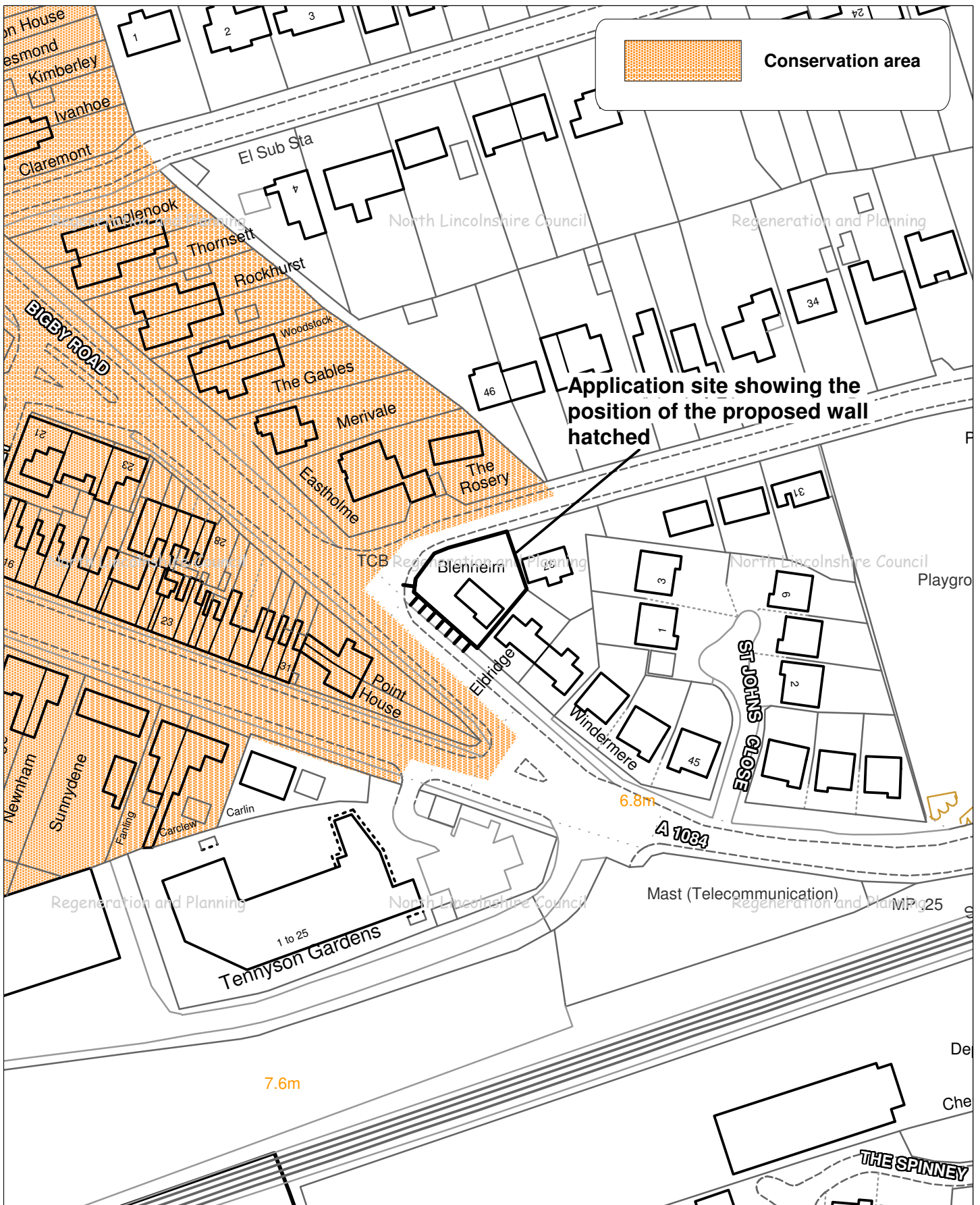
The main issues in the determination of this application are whether the fencing has a detrimental impact on the character and appearance of the area and whether it has a harmful effect on highway safety.

The fencing that has been erected along the front boundary of the application site is approximately 1.5 metres high at its highest point, however the height does vary as the fencing has an undulating design along the top. The fence is constructed of close-boarded timber panels, with a large section of trellis along the top and concrete posts between the panels. The fencing is of a good quality and this is reflected in its appearance. There is no detrimental impact on the appearance of the area as a result of the fencing – it is constructed of appropriate materials and is tidy in appearance. There is a range of different boundary treatments along Bigby Road. In the immediate area this tends to be walls or hedging of different heights and styles, however some properties along Bigby Road do have fencing along their boundaries. Additionally, the applicant property already has fencing along its western boundary facing onto Kings Avenue. The application site is not located within the conservation area for Brigg and the fencing in question would not require planning permission if it were not above a metre in height. Therefore the fencing that has been erected along the front boundary of Blenheim does not have a detrimental impact on the character and appearance of the area.

The council's highways department have been consulted on this application and have responded with regard to highway safety. They have raised no concerns or objections to the fencing and are of the opinion that it will not impact on highway safety by reducing visibility. As previously stated, approximately the top third of the fencing is constructed of trellis and as such does not obscure visibility as it is possible to see through it. The fencing that has been erected on site has no harmful effect on highway safety along Bigby Road.

With regard to the concerns raised by Brigg Town Council, planning permission was not required to remove the original hedging along the front boundary of Blenheim and the local planning authority cannot enforce the replanting of the hedging. As explained above the fencing that has been erected to replace the original hedging is acceptable and would not have a detrimental impact on the area.

RECOMMENDATION Grant permission.



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Regeneration and Planning

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