

**APPLICATION NO** PA/2014/0694

**APPLICANT** Mr R Connole

**DEVELOPMENT** Planning permission to erect a fence (resubmission of PA/2013/1460)

**LOCATION** 5 Gainsborough Lane, Scawby

**PARISH** **SCAWBY**

**WARD** Ridge

**CASE OFFICER** Andrew Willerton

**SUMMARY RECOMMENDATION** **Grant permission subject to conditions**

**REASONS FOR REFERENCE TO COMMITTEE** Objection by Scawby Parish Council

## **POLICIES**

**National Planning Policy Framework:** Section 7 (Requiring Good Design)

**North Lincolnshire Local Plan:** Policy DS1 (General Requirements)

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

## **CONSULTATIONS**

**Highways:** No objections.

## **PARISH COUNCIL**

Objection to the proposal because the fence is too high and not in keeping with the character of the area.

## **PUBLICITY**

Neighbouring properties have been notified by letter. No letters of objection or support have been received.

## **ASSESSMENT**

The application site is 5 Gainsborough Lane, Scawby. Number 5 is located within the development limit for Scawby and is not in the conservation area. Planning permission is sought for the erection of a 1.8m high fence, fronting Gainsborough Lane.

**The main issue for consideration in the determination of this planning application is whether the proposed 1.8m high fence is detrimental to the character of the area.**

The application is a resubmission of PA/2013/1460 which was refused on the grounds of not being in keeping with the character of the area. However, it should be noted that this application was for the 1.8m high fence to bound the entire property and to be constructed out of vertical timber panels. This application also sought to retain the fencing that had already been constructed following the removal of part of the hedging to the Gainsborough Lane frontage.

This new application is for the erection of a 1.8m high fence, to replace the existing fence, to the areas where hedging has already been removed. The applicant has had pre-application discussions with the local planning authority when it was suggested that in principle that a 1.8m fence in this location would be acceptable subject to the fence being redesigned.

The proposed 1.8m fence is now to be constructed of the following: 0.3m high concrete gravel boards with concrete posts; 1.2m high horizontal timber panels; and a 0.3m high trellis to the top. The applicant has also stated that the timber panels are to be stained a dark colour. Additionally, low level evergreen shrubs have been proposed to the front of the fence along Gainsborough Lane.

In terms of the visual appearance of the fence it can be considered to be in keeping with the character of the area as other fences to neighbouring properties are of a similar height, dark stained with trellis on top. Horizontal timber panels have been chosen instead of vertical panels. Horizontal panels can give the impression of the fence being lower than it actually is compared to vertical panels which accentuate height. However, these fences are located between properties rather than fronting the highway.

As there are no other fences of this height along the frontage of Gainsborough Lane it could be said that this proposal will not be in keeping with the character of the area. However, number 5 and its neighbour, number 7, are unique in that they immediately front the verge adjacent to the highway. This is in contrast to other dwellings on Gainsborough Lane which are set well back from the highway. There is, therefore, a built structure already fronting the highway in this location, namely that of the wall of the bungalow which exceeds the proposed height of the fence. This fact reduces the visual impact of the proposed 1.8m high fence in this location.

It should also be noted that number 5 is bounded by public highways on all four sides: Gainsborough Lane to the south, Lidgett Close to the north and public footpaths to both the east and west. Number 5 therefore does not have a 'back garden' as such and instead relies on areas to the west and east of the bungalow to act as private amenity space. It is therefore justified for the fence to be at this height along the Gainsborough Lane frontage to ensure the property does indeed have private amenity space.

In conclusion, the proposed fence has been well designed to be sympathetic to its location and similar to other fences in the vicinity, and reduce visual impact with regard to its height. The site is exceptional in that there is a justified need for a fence of 1.8m in height to secure private amenity space for the property and the existing bungalow immediately fronts the boundary along Gainsborough Lane compared to other properties which are set back. For these reasons the application should be supported.

**RECOMMENDATION      Grant permission subject to the following conditions:**

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: C.13/199/3 Revision B.

Reason

For the avoidance of doubt and in the interests of proper planning.

**Informative**

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.

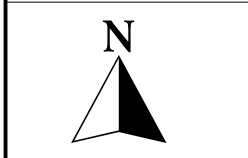


Title: PA/2014/0694

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Date: 05/08/2014

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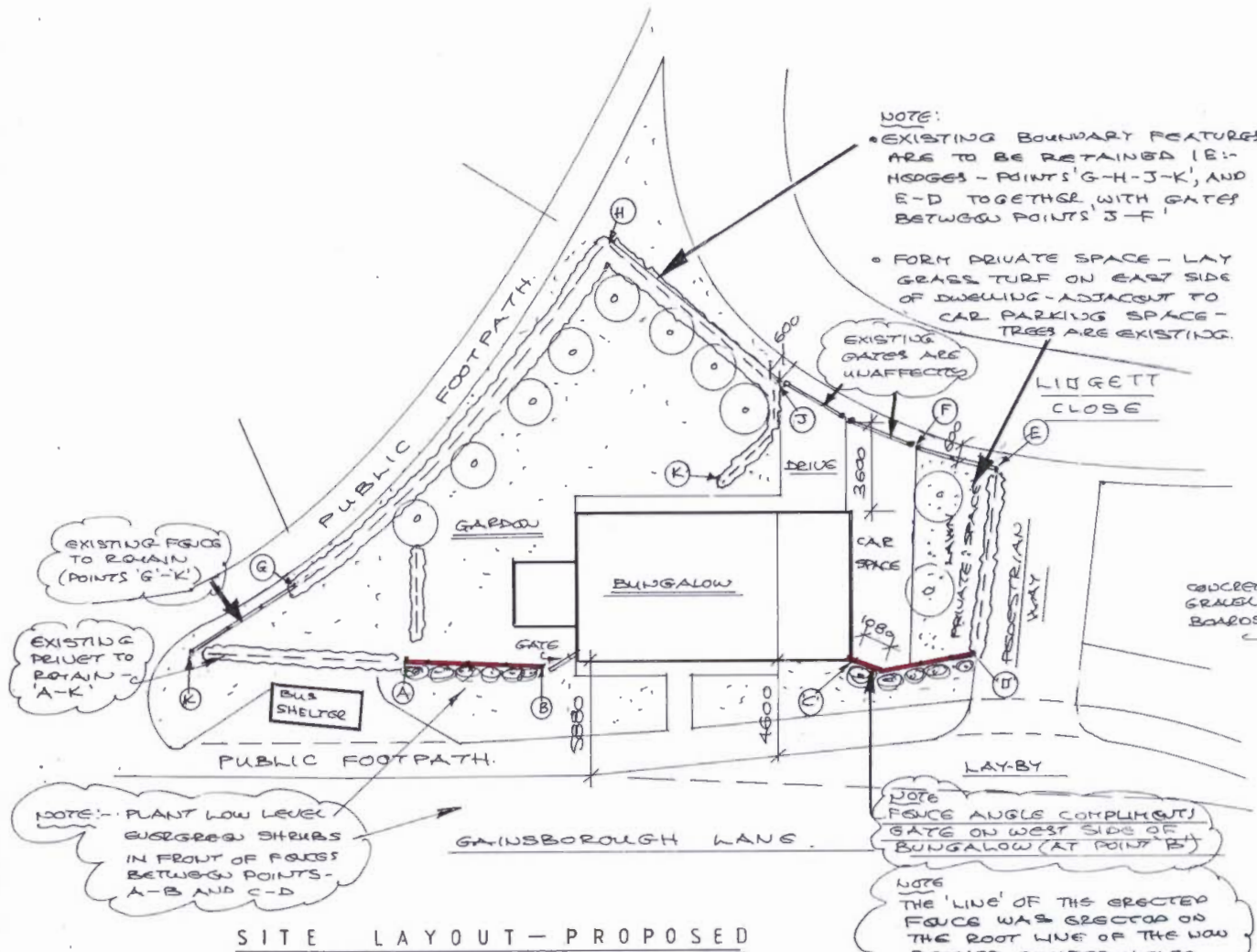


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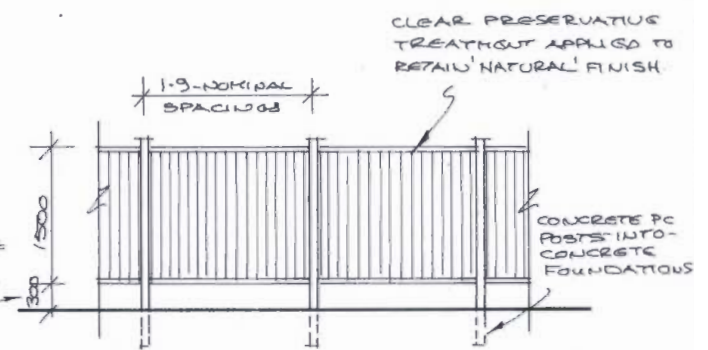


**Director of Places**  
**Peter Williams**  
BSc,DMS,CEng,MEI,MCMI,AMIMechE

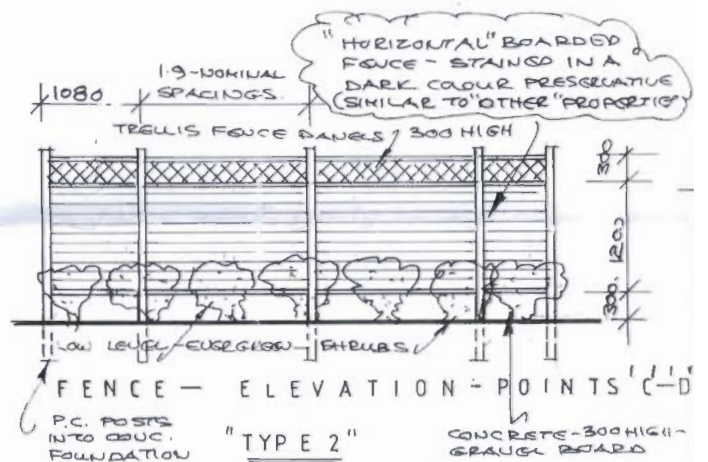
# PA/2014/0694 Proposed Layout Not to scale



**SITE LAYOUT - PROPOSED**



TYPICAL ELEVATION - FENCE "TYPE 1" TO BE REPLACED WITH "TYPE 2" FENCE (SEE BELOW)



NOTE: ABOVE FENCE APPEARANCE IS BETWEEN POINTS 'C' & 'D' - THE FENCE BETWEEN POINTS 'A' & 'B' IS SIMILAR I.E. - 2 FULL PANELS + 1/2 PANEL