

APPLICATION NO PA/2015/0482

APPLICANT Mr R Day

DEVELOPMENT Planning permission to retain a brick wall and entrance gates

LOCATION Cadenza, Sandtoft Road, Westgate, Belton

PARISH BELTON

WARD Axholme Central

CASE OFFICER Ann Scott

SUMMARY RECOMMENDATION Grant permission subject to conditions

REASONS FOR REFERENCE TO COMMITTEE Objection by Belton Parish Council

POLICIES

National Planning Policy Framework: Paragraph 56 requires good design.

North Lincolnshire Local Plan: Policies ST2, ST3, DS1, DS3, DS5, SPG1 and LC14 apply.

North Lincolnshire Core Strategy: Policies CS1, CS2, CS3, CS5 apply.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Object on the grounds that the proposed wall is excessive in height and is above the permitted allowance for boundary walls.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

The main considerations in the determination of this application are planning policy and residential amenity.

Planning policy

The relevant planning policies for consideration as part of this application are as follows:

National Planning Policy Framework, paragraph 56 relating to good design which is an integral part of sustainable development.

The North Lincolnshire Local Development Framework Core Strategy policies in relation to CS1 (Spatial Strategy), CS2 (Delivering More Sustainable Development), CS3 (Development Limits) and CS5 (Delivering Quality Design) are relevant to this proposal.

The North Lincolnshire Local Plan Policies most related to this proposal are ST2, DS1, DS3, DS5 and LC14. The proposed wall and gates are not considered to adversely affect the character or appearance of the area or adversely affect the existing amenities of neighbouring properties and accords with the policies set out above.

Proposal/site description

The application proposes the retention of a front wall with 1.7 metre high brick gate pillars. The materials are brick to match the existing dwelling. There are no objections in principle to the proposed materials. The height of the wall between the pillars is approximately 1.6 metres high. The wall has already been constructed prior to the submission of this application.

Residential/visual amenity

There are no objections in principle to the retention of the wall from either a residential amenity or highway safety point of view and it is not considered to adversely affect the existing amenities of adjoining occupiers or adversely impact on the existing street scene. The property is a detached dwelling in a sizable plot and the wall affects the frontage of the property. The wall is set back from the public footway by a grass verge which is approximately 2 metres in depth and does not therefore impede visibility to vehicles exiting the site.

The parish council objects to the proposed retention of the wall on the grounds of its visual impact and height.

The site is situated in an area of mixed use outside the development limits for Belton and is close to an industrial site. The materials, design and height are considered to be visually appropriate and in keeping. The wall in total, including gate openings, is approximately 21.7 metres in length along the frontage of the site. The proposal complies with the criteria in policies DS1 and DS5 of the North Lincolnshire Local Plan, and policy LC14 (Area of Historic Landscape Interest), and is considered to be acceptable and does not adversely affect the character, appearance of setting of the historic landscape.

Conclusions

The proposal is, however, considered to be acceptable in principle and does not have an adverse impact on the locality or the character and appearance of the area and accords with the relevant planning policies set out above. The application is recommended for approval.

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

1.

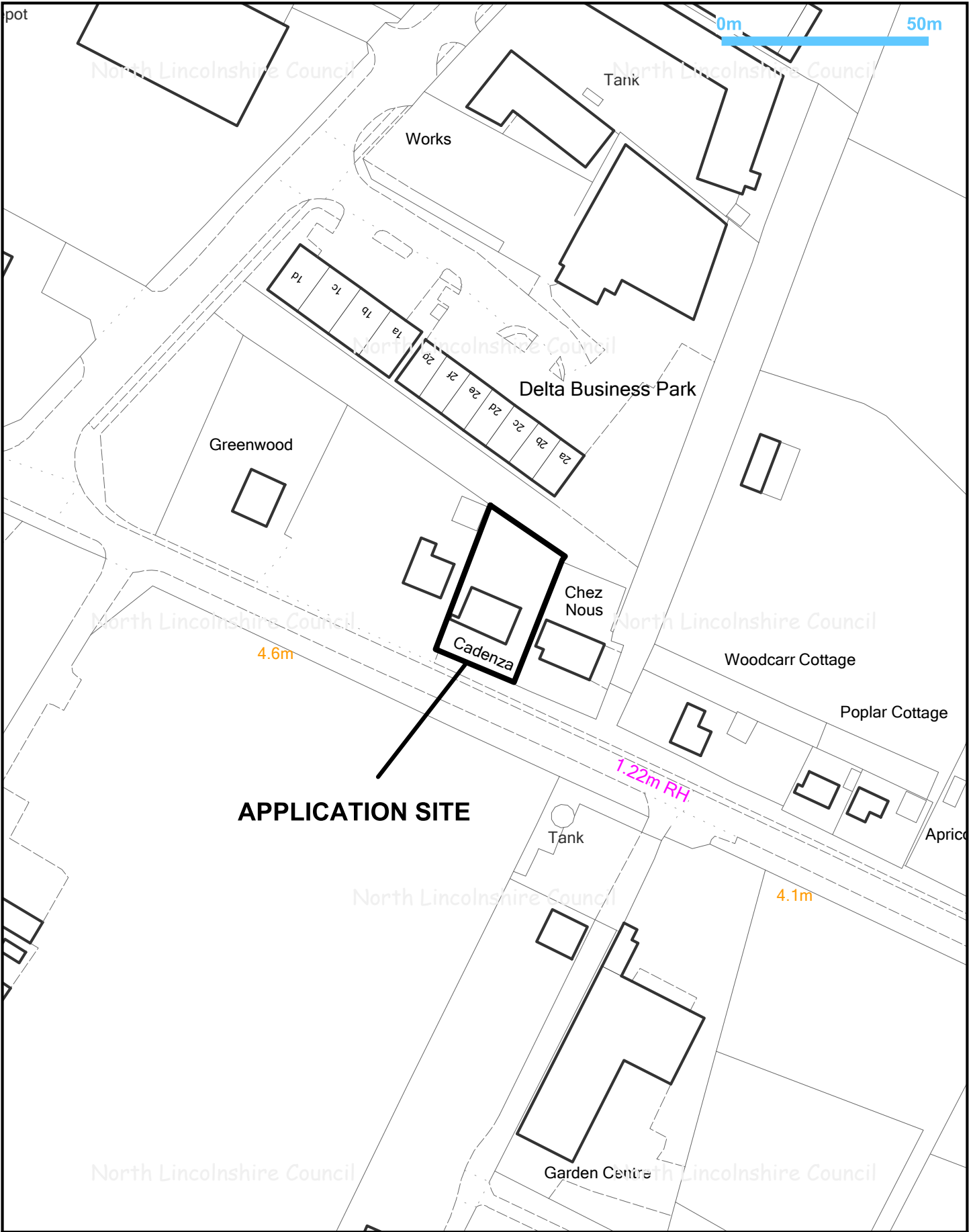
The development shall be carried out in accordance with the submitted drawings and particulars unless otherwise agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the agreed amended details.

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.



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

PA/2015/0482 Boundary Wall and Gates - Not to scale

