

**APPLICATION NO** PA/2015/0533

**APPLICANT** Mr M Yates

**DEVELOPMENT** Planning permission to increase the height of an existing wall and pillars, erect a fence between pillars and erect pedestrian and access gates

**LOCATION** Woodcarr Cottage, Sandtoft Road, Westgate, Belton

**PARISH** BELTON

**WARD** Axholme Central

**CASE OFFICER** James Roberts

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

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

## **POLICIES**

**National Planning Policy Framework:** Chapter 7 (Requiring good design)

**North Lincolnshire Local Plan:** Policies T2 (Access to development) and DS1 (General requirements)

**North Lincolnshire Core Strategy:** Policy CS5 (Delivering quality design in North Lincolnshire)

## **CONSULTATIONS**

**Highways:** No objections.

## **PARISH COUNCIL**

Object on the grounds that the proposed boundary treatments would be too high and that North Lincolnshire Council has previously insisted on lower boundary treatments in the locality.

## **PUBLICITY**

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

## **ASSESSMENT**

The application site comprises a detached, externally rendered dwelling which benefits from garden areas to the front, sides and rear. The surrounding area is predominately residential in character although there are a number of commercial sites in the locality. The property is

defined to the front by rendered pillars. The surrounding area features a range of boundary treatments including brick walling and timber fencing.

**The key material considerations relevant to the determination of this application are the impact of the proposal in terms of design and on highway safety.**

## **Design**

Policy DS1 is consistent with policy CS5 and guidance contained within chapter 7 of the National Planning Policy Framework (NPPF). High quality design is encouraged as an intrinsic strand of ensuring sustainable forms of development.

The proposal comprises an increase in height of the existing wall pillars to the front of the property by 0.2 metres, to a maximum height of 1.88 metres. The scheme also includes the addition of timber panels, a single gate and timber driveway gates between the raised pillars. The maximum height of the proposed boundary treatments would be 2.06 metres and the scheme would stretch across the entire frontage of the property.

It is accepted that in some circumstances boundary treatments of this height are not desirable to the front of residential properties due to their visual impact. However, in this instance the potential impact of the proposal would be lessened by the fact that more than one material would be used (timber and rendered walling) and that a similar boundary treatment was recently approved at the neighbouring property (Cadenza) following a meeting of the Planning Committee. In light of these factors it is considered that the proposals would not be at odds with the character of the site or surrounding area. The visual impact of the proposals is therefore considered acceptable.

## **Highway safety**

The council's Highways team has offered no objections to the scheme. There is an existing grass verge to the front of the property and the proposed boundary treatment would be set back from the vehicle carriageway by approximately 2.5 metres. It is therefore considered that sufficient space would be provided to ensure that vehicles exiting the site would benefit from sufficient visibility along the highway and that the proposal would not be detrimental to vehicular or pedestrian safety.

## **Other issues**

The parish council has stated that North Lincolnshire Council has insisted upon lower boundaries at other sites in the area. Each application is treated on its own merits. In this instance it is considered that the height of the proposed boundary treatment is acceptable having regard to the potential impacts in terms of design and highway safety.

## **Conclusion**

It is considered that the submitted scheme would not result in harm to the character of the site or surrounding area, and would not harm vehicular or pedestrian safety. The proposal is therefore considered to accord with policies T2, DS1, CS5 and the relevant guidance contained within the NPPF.

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

1.

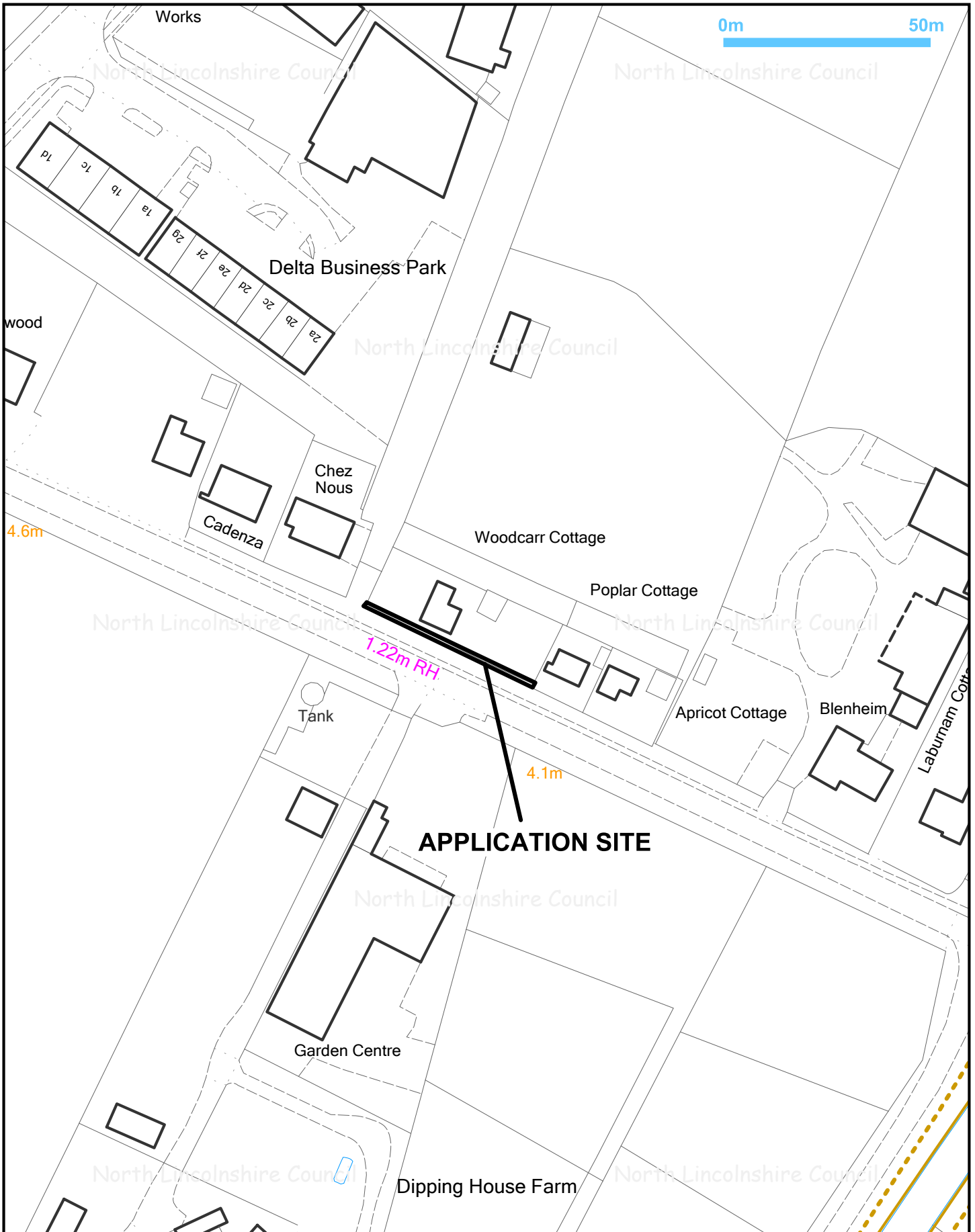
The development must be begun before the expiration of three years from the date of this permission.

Reason

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

**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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