

APPLICATION NO PA/2016/221

APPLICANT Mr Peter Hunt

DEVELOPMENT Planning permission to remove an existing hedge running along Bigby High Road and replace it with a concrete post and timber boarded fence

LOCATION 49 Bigby High Road, Brigg, DN20 9HB

PARISH Brigg

WARD Brigg and Wolds

CASE OFFICER Andrew McPheat

SUMMARY **Grant permission subject to conditions**

RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Objection by Brigg Town Council

POLICIES

National Planning Policy Framework: Paragraph 14 of the NPPF stipulates that there should be a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions) apply.

North Lincolnshire Core Strategy: Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development) and CS5 (Delivery Quality Design in North Lincolnshire) apply.

CONSULTATIONS

Highways: Highways advise a condition to ensure that no part of the proposed fence, including any foundations, is constructed within the limits of the adopted highway.

Environment Team: No comments received.

TOWN COUNCIL

Objects on the grounds that the proposed development will lead to a loss of natural habitat for wildlife, and will be an incongruous addition to the existing street scene.

PUBLICITY

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

ASSESSMENT

The application site is a two-storey dwelling located on the corner of Bigby High Road and Willowbrook Drive, within a spacious plot of land. The application in question is for the removal and replacement of the existing hedge. The 2 metre high hedge runs along the eastern boundary for approximately 19 metres and along the southern boundary for approximately 33 metres, and is directly adjacent to the footpath. It is proposed to remove a 14 metre stretch of the hedge from the western elevation (rear) of the dwelling to the western boundary, and replace it with a concrete post and timber boarded fence that will measure 1.8 metres in height.

The main issues in the determination of this planning application relate to policy, whether the removal and replacement of the existing hedge will impact on the character and appearance of the street scene, and upon residential amenity and highway safety.

Principle

According to the North Lincolnshire Local Plan, the site is within the development boundary for Brigg, and therefore policies DS1 (General Requirements) and DS5 (Residential Extensions) of the local plan are appropriate, and will be used in the determination of this application.

Policy DS1 of the North Lincolnshire Local Plan stipulates that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. The design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area, and the design and layout should respect and, where possible, retain and/or enhance the existing landform of the site. There should be no adverse impact on residential amenity; however this will be assessed in greater detail in subsequent paragraphs.

Policy DS5 of the North Lincolnshire Local Plan states that planning applications for 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. The proposals should also be sympathetic in design, scale and materials, and should not have an adverse impact on neighbouring dwellings.

Street scene

The character of this street (Bigby High Road) is a number of detached properties (a mixture of bungalows and houses) predominantly set back from the adopted highway. The front boundaries of the dwellings consist of walls and hedges, some of which extend to

2 metres in height. After examining the site and surrounding area, it is clear that there is a diverse mix of boundary treatment along Bigby High Road, and it is considered that the introduction of a 1.8 metre high concrete post and timber boarded fence will not be out of keeping with the character and appearance of the existing street scene. This is because there are examples of residential properties with existing boundary treatments at a similar height. Furthermore, the proposed fence will actually be smaller than the existing hedge, and will not have a harmful effect on the existing character or appearance of the dwelling or street scene.

Travelling westbound, the proposed fence will be sufficiently screened by the dwelling in question (49 Bigby High Road). The property already obscures the view of the existing hedge, and so the erection of a replacement fence will have a limited impact on the visual amenity and character of the site. As a result of the aforementioned factors, it is considered that the erection of a fence will not appear visually incongruous, and thus represent a departure from the existing street scene. It will sufficiently respect the site, and is therefore considered acceptable.

Impact on residential amenity and highway safety

The fence will be constructed alongside the highway (Bigby High Road) from the western elevation of the dwelling to the rear western boundary. No part of the fence will encroach on the highway, however an informative is suggested in order to ensure this remains the case. It is worth taking into consideration that the height of proposed fence will actually be lower than the existing hedge, and will also have less impact on the adjacent footpath. The hedge currently expands and impinges upon the adjacent footpath, and so the erection of a replacement fence will actually improve residential amenity, enable greater movement, and enhance vehicular and pedestrian safety. The fence will not result in overshadowing or a loss of light, nor will it be overbearing; it will enhance the privacy of both the applicants and those occupying neighbouring dwellings, and thus will sufficiently preserve residential amenity.

With regard to the objection made by Brigg Town Council about potentially disturbing wildlife by removing the hedge, it is worth noting that the hedge can be removed without planning permission. Although the hedge is not protected in any way, it is advised that works to remove it are carried out in the winter months so as not to disturb wildlife (as defined under the Wildlife and Countryside Act 1981).

Conclusion

Although Brigg Town Council has objected to the proposal, it is considered that the removal and replacement of the existing hedge will not result in unacceptable harm to living conditions at any neighbouring property, and will be in accordance with the surrounding character of the area. The proposal will not represent a departure from the existing street scene and will sufficiently respect vehicular and pedestrian safety. The proposal adheres to national and local policy, and is therefore considered acceptable and is recommended for approval.

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: Block Plan and Fence Plan.

Reason

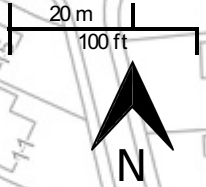
For the avoidance of doubt and in the interests of proper planning.

Informative 1

The proposed fence, including any foundations, shall not be constructed within the limits of the adopted highway.

Informative 2

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.



49. Bigby High Road, Brigg, North Lincolnshire, DN20 9HB

