APPLICATION NO	**PA/2017/1777**
APPLICANT	Mrs Teresa Mack
DEVELOPMENT	Planning permission to retain brick wall at front and side boundary
LOCATION	178 Scawby Road, Scawby Brook, DN20 9LE
PARISH	Scawby
WARD	Ridge
CASE OFFICER	Mark Niland
SUMMARY RECOMMENDATION	**Grant permission subject to conditions**
REASONS FOR REFERENCE TO COMMITTEE	Objection by Scawby Parish Council

POLICIES

National Planning Policy Framework: Section 7

North Lincolnshire Local Plan: DS1, DS5, T2, T19

North Lincolnshire Core Strategy: CS5

CONSULTATIONS

Highways: No objections or comments to make on the application.

Drainage: No comments received.

PARISH COUNCIL

Objects to the planning application as the wall to the front of the property is higher than the 1m height recommended by NLC as a suitable height for any boundary fence or wall that fronts a highway.

PUBLICITY

The application has been publicised by means of a site notice.

ASSESSMENT

Site characteristics

The proposed site is located in Scawby Brook on the edge of the settlement boundary of Brigg and relates to a semi-detached dwelling that fronts Scawby Road. The dwelling is made up of a red facing brick and has undergone modifications in relation to the side

extension as well as a large outbuilding to the rear. The western boundary of the curtilage is bounded by a hedge and beyond is the open countryside.

The applicant is applying for planning permission to retain a brick wall to the front and side boundary of the property.

Highway safety

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that "All development must be provided with a satisfactory access". Policy T19 of the Local Plan is concerned with parking provision and directs developers to the parking standards contained within Appendix 2 of the Local Plan. The parking requirements for semi-detached dwellings is 2 spaces per dwelling within the curtilage of the property.

Notwithstanding the retrospective nature of the application, the applicant has provided a satisfactory access (which is an improvement upon the previous access width) and has also retained provision for at least 2 vehicles off street. The council's Highways team have also been consulted and state that they have no objections or comments to make on the application.

It is therefore considered that the proposal is in accordance with Polices T2 and T19 of the North Lincolnshire Local Plan.

Appearance

Policy CS5 is concerned with design. It states that all new development in North Lincolnshire should be well designed and appropriate for their context. Whilst policy DS1 (general requirements) also acknowledges that the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area.

The area is made up of a mix of boundary types and this varied palate allows scope for different types of treatments to be acceptable. The applicant has proposed a red facing brick with pillars and cream coping above. Whilst it is not an exact match to the dwelling it is close and certainly relates in aesthetic terms to the property. On a wider scale, the street scene has both planting and solid boundaries and the proposal would therefore not be harmful.

It is therefore considered that the application to retain the wall would align with both of the above policies and is therefore considered acceptable.

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

1.
The development hereby permitted shall be retained in accordance with the following approved plans: Block Plan (received 28/11/2017); Boundary Wall Photographs, 001 dated 27/11/2017.

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.

30   0   30   60   90   120   150 m

TK

SCAWBY ROAD

Brook
Farm

Scawby
Brook

CHURCH L

BR

Lodge

PA/2017/1777

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