

APPLICATION NO PA/2018/487

APPLICANT Mr Tronn Bramhill

DEVELOPMENT Planning permission to retain a 1.83 metre high fence to the right side border of property

LOCATION Dale Lodge, Maltkiln Road, Barton upon Humber, DN18 5JT

PARISH Barton upon Humber

WARD Barton

CASE OFFICER Mark Niland

SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Barton-upon-Humber Town Council

POLICIES

National Planning Policy Framework: Paragraph 58 states that local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments... establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

North Lincolnshire Local Plan: Policies DS1, T2, T19 apply.

North Lincolnshire Core Strategy: Policy CS5 applies.

CONSULTATIONS

Highways: No comments received.

TOWN COUNCIL

Objects to the proposal as there are brackets outside the fence overhanging the highway. Unhappy with the block plan.

PUBLICITY

The application has been advertised by means of a site notice. No comments have been received.

ASSESSMENT

The fence is located on the corner of Maltkin Road and Finchley Close and relates to a detached dwelling made up of brown facing brick. The applicant is applying retrospectively for the erection of a fence along the side boundary on Finchley Close.

Appearance and amenity

The fence is located in a position that does not give rise to any unacceptable impacts relating to residential amenity. In terms of appearance, the fence measures 1.8 metres high and is constructed in a dark brown feather-edge board. The fence does not have any adverse impact upon the street scene.

It is therefore considered that the fence is not detrimental to the character or appearance of the area, nor does it impinge upon the amenity rights of residents.

Highway safety

The fence does not impede visibility and does not, therefore, impact detrimentally on road users; previously there was a 1.8 metre high fence located closer to the dwelling with some trees between the fence, and the impact is the same. Furthermore, there is no footway along this side of the road. The applicant has brackets for hanging baskets on the fence; the applicant has signed certificate A stating that all work is within their ownership; anything overhanging the highway or on land outside the applicant's ownership would therefore make this application invalid. Highways have not made any comment on this application.

It is considered, given the previous location of the fence, that this application, which brings the fence slightly closer to the road, is not detrimental to the safety of highway users.

RECOMMENDATION Grant permission subject to the following conditions:

1.

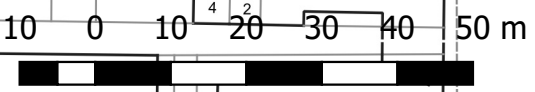
The development hereby permitted shall be retained in accordance with the following approved plans: Fence information (dimensions and materials) received 21st March 2018.

Reason

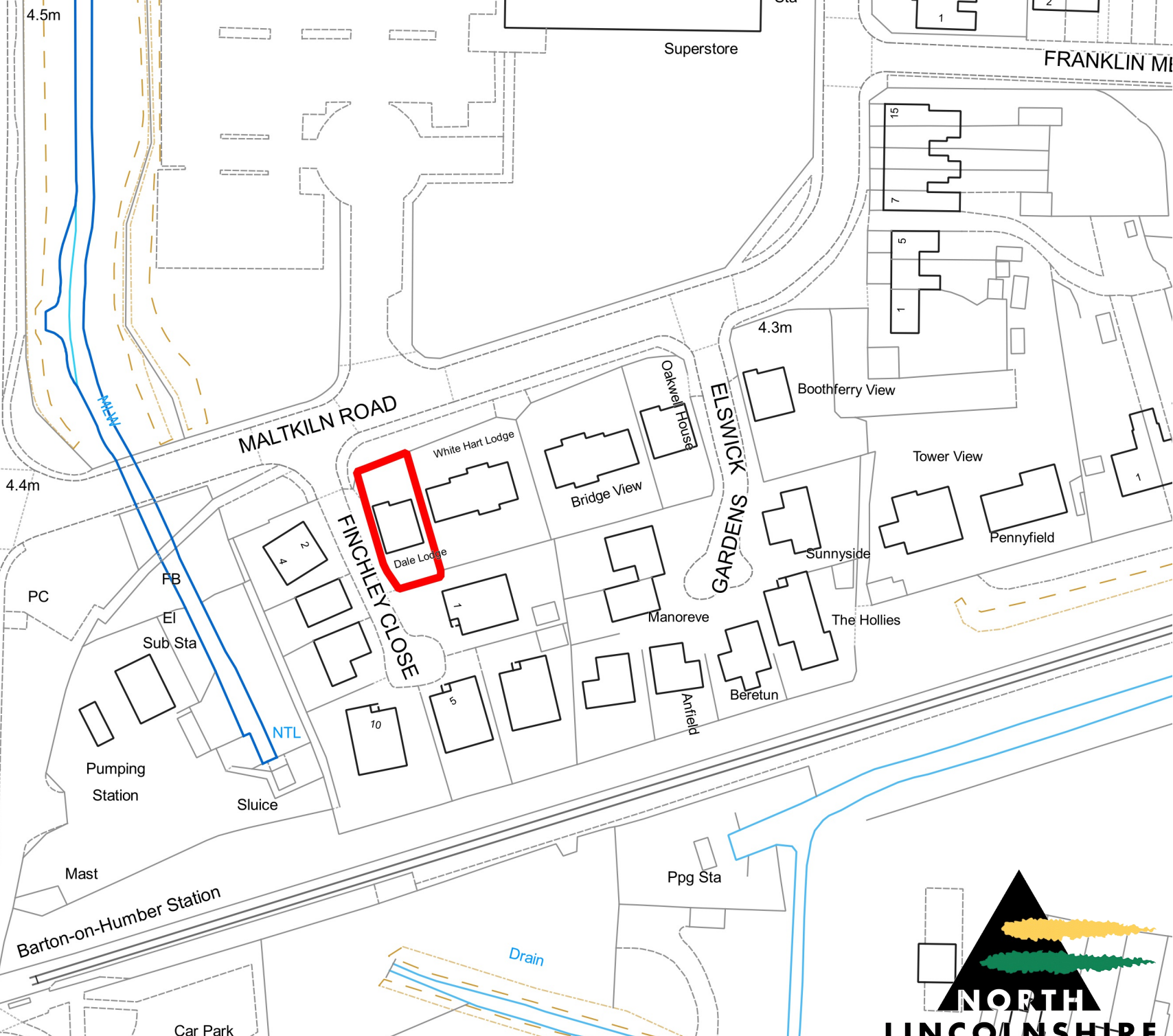
For the avoidance of doubt and in the interests of proper planning.

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.



HEWSON'S LANE



Superstore

FRANKLIN MI

MALTKILN ROAD

FINCHLEY CLOSE

ELSWICK GARDENS

4.4m

4.3m

4.5m

PC

FB

El

Sub Sta

2

4

1

1

10

1

5

5

Oakwell House

Boothferry View

Tower View

Pennyfield

Sunnyside

The Hollies

Manoreve

Antfield

Beretun

Pumping Station

Sluice

Mast

Barton-on-Humber Station

Ppg Sta

Drain



PA/2018/487

PA/2018/487 Photo A



PA/2018/487 Photo B







