

<b>APPLICATION NO</b>	<b>PA/2018/1263</b>
<b>APPLICANT</b>	Mr & Mrs Watts
<b>DEVELOPMENT</b>	Planning permission to retain and complete a 1.8 metre high boundary fence to front boundary and retain a 1.8 metre high fence to remaining boundaries
<b>LOCATION</b>	Tralee, Marsh Lane, New Holland, DN19 7PY
<b>PARISH</b>	New Holland
<b>WARD</b>	Ferry
<b>CASE OFFICER</b>	Scott Jackson
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by New Holland Parish Council

## **POLICIES**

**National Planning Policy Framework:** Paragraph 127 states that planning policies should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and will function well and add to the overall quality of the area; not just for the short term but over the lifetime of the development.

**North Lincolnshire Local Plan:** Policies DS1 and DS5 apply.

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

## **CONSULTATIONS**

**Highways:** No objection, but recommend a condition that the works are carried out in accordance with the amended plans and an informative in relation to works within the highway.

## **PARISH COUNCIL**

Object on the grounds that the new entrance is located too close to the junction with Barrow Road.

## **PUBLICITY**

A site notice has been displayed. One letter of support has been received stating that the access is not too close to the road junction and there are no associated highway safety issues.

## **ASSESSMENT**

The application site is a single-storey detached bungalow located on the corner of Marsh Lane and Barrow Road. The house is located within the defined settlement for New Holland. Planning permission is being sought to retain and complete a 1.8 metre high closed-boarded fence to the front boundary (to introduce capping) and to retain a 1.8 metre high fence and gate to the remaining boundaries.

**The main issues in the determination of this planning application are whether the retention and completion of the fence impacts on the character and appearance of the area and/or upon highway/pedestrian safety.**

### **Street scene**

The applicant has erected a 1.8 metre high close-boarded fence around the perimeter of their property. Given the proximity to the junction of Marsh Lane with Barrow Road, it is acknowledged that the fence forms a visually prominent form of development within the street scene. In addition, it is acknowledged that the fence is required to form an area of private amenity space to serve the existing dwelling. The supporting photographs show that the section of fence does not extend beyond the position of the hedge it has replaced and it will continue a solid line of boundary treatment along the back edge of the highway footpath. This is similar to the brick wall (albeit which is set at a lower height) which is located between the rear elevation and the rear boundary of the opposite side of the junction of Marsh Lane with Barrow Road. In addition, a number of dwellings on Barrow Road are located either adjacent to or in close proximity to the highway footpath and therefore the retention of this close-boarded fence is not considered to result in a form of development which is out of keeping with the built form in this part of New Holland.

### **Highways**

It is noted that the retention of the fence along the Barrow Road and Marsh Lane frontages has the potential to result in highway safety issues in respect of impact on visibility. However, it is considered that the fence is set back a sufficient distance from the highway to enable sufficient visibility when exiting from the applicant's property and at the junction of Marsh Lane with Barrow Road. In addition, no objection has been raised by Highways on highway or pedestrian safety grounds. It is noted that a gated access has been created in close proximity to the highway junction; however, this was an existing access that did not require planning permission. The application is therefore recommended for approval.

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

1.

The development hereby permitted shall be completed in accordance with drawing DRWG/PA/2018/1263/01 and once completed it shall thereafter be retained.

### **Reason**

To define the terms of the permission, in the interests of safeguarding the visual amenity and highway safety of the area, in accordance with policies DS1 and DS5 of the North Lincolnshire Local Plan, and CS5 of the North Lincolnshire Core Strategy.

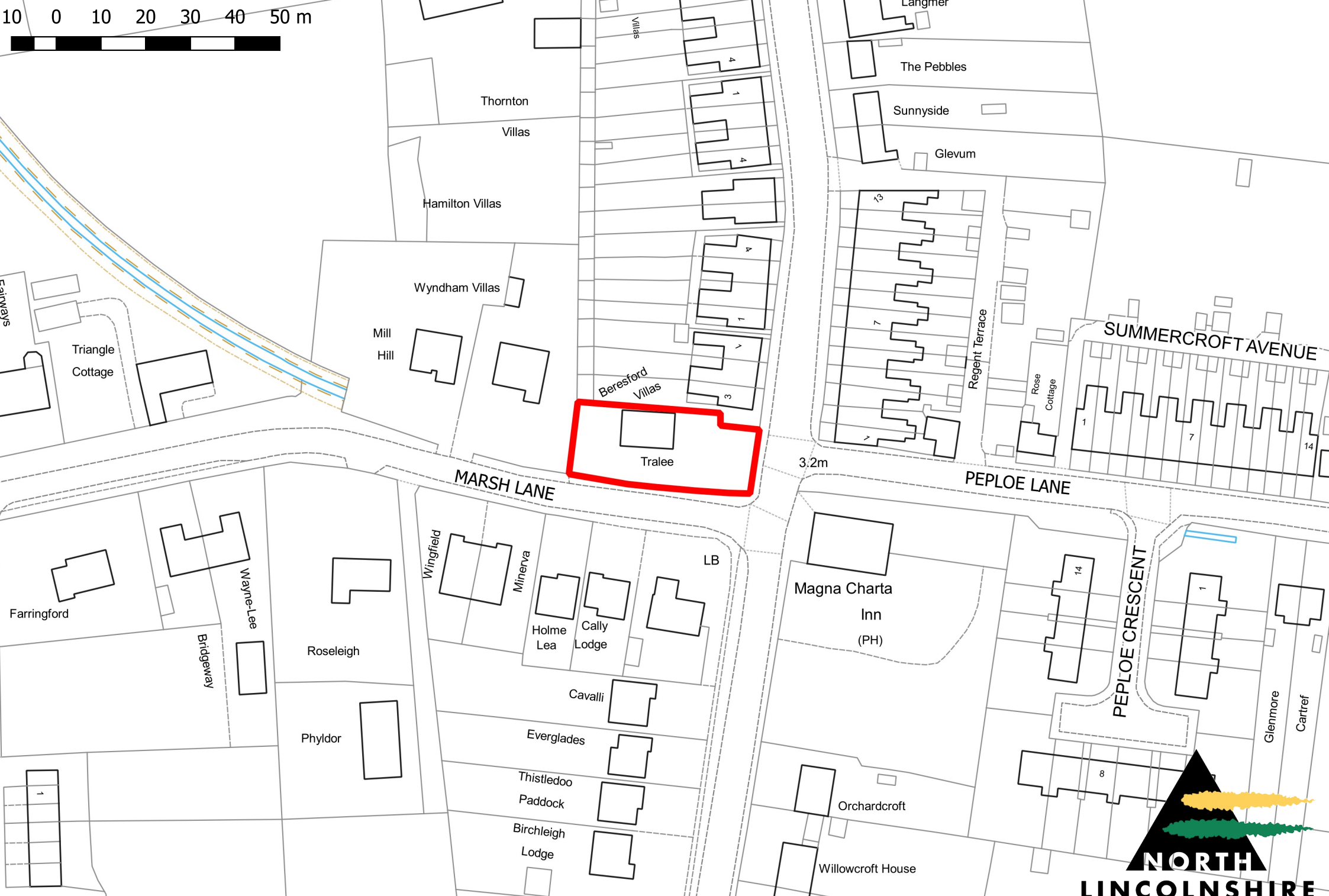
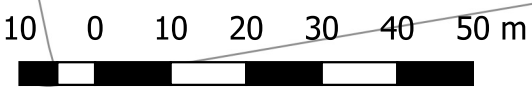
**Informative 1**

The development hereby granted planning permission requires works to be carried out within the limits of the adopted (public) highway. Therefore:

- before ANY construction works take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297000 to arrange for the relevant permissions/licenses to be issued;
- before ANY service (utility) connections take place within the limits of the highway you **MUST** contact the highway authority on telephone number 01724 297319 to arrange for the relevant permissions/licenses to be issued.

**Informative 2**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 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.

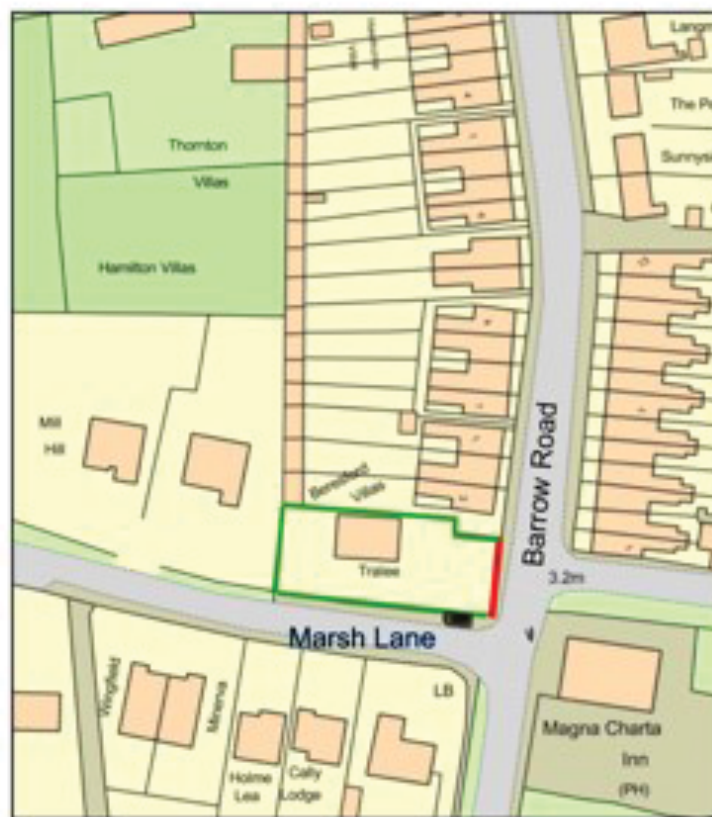


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## Fence Erection

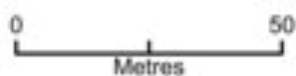


## Legend

Green line = to be retained

Red line = to be completed (capping)

Black = area to be tarmaced



Plan Produced for: Mr & Mrs Watts