

APPLICATION NO PA/2023/118

APPLICANT Mr Patrick Cobb

DEVELOPMENT Planning permission to erect fencing

LOCATION 8 Wressle Road, Broughton, DN20 0DB

PARISH Broughton

WARD Broughton and Appleby

CASE OFFICER Scott Jackson

SUMMARY RECOMMENDATION **Grant permission (unconditional)**

REASONS FOR REFERENCE TO COMMITTEE Objection by Broughton Town Council

POLICIES

National Planning Policy Framework: Section 12 – Achieving Well-Designed Places

North Lincolnshire Local Plan: Policies DS1 and DS5

North Lincolnshire Core Strategy: Policies CS1, CS2 and CS5

New North Lincolnshire Local Plan Submission: The new North Lincolnshire Local Plan was submitted for public examination to the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until later in 2023.

The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications. The relevant policies concerning this application are:

Policy DQE1.

CONSULTATIONS

Highways: No objection or comments.

LLFA Drainage: No objection or comments.

TOWN COUNCIL

Object on the grounds that the fencing is not in keeping with the street scene.

PUBLICITY

Site notices have been displayed; no comments have been received.

ASSESSMENT

The application site comprises a two-storey, semi-detached dwelling located on the corner of Wressle Road and Catherine Grove, within the defined settlement boundary for Broughton. The area is largely residential. The site is one of a pair of semi-detached properties with 10 Wressle Road located to the north-east. 16 Catherine Grove forms the eastern boundary of the site. Planning permission is sought to retain a 1.8 metre high closed-boarded timber fence along the perimeter of the site, replacing a hedge which previously formed the boundary in this location.

The main issue in determining this application is the impact on the character and appearance of the street scene.

Street scene

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential extensions. It 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 impact or loss of privacy to adjacent dwellings. The proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

Planning permission is sought to retain a fence around the front boundaries of the applicant's property, to the north-west, west and south-west, replacing a hedge which previously defined the boundary. This application is retrospective as the fence has already been installed. It consists of a 1.8 metre high close-boarded timber fence atop gravel boards running along 23 metres of the front boundary facing both Wressle Road and Catherine Grove. The fence also borders the applicant's driveway which is located on Catherine Grove.

Given the location of the fence on the corner it is visually prominent within the street scene. It is worth noting, however, that a house in close proximity to the site, to the south-west, (1 Mill Lane) also occupies a corner plot and has boundary fences at a similar height around the entire perimeter of its front garden. The adjoining dwelling also has a close-boarded fence at a similar height along the entire length of its eastern boundary, where Wressle Road meets Green Lane. It is worth noting a number of dwellings which occupy corner plots in the vicinity of the site have hedges or walls at a similar height as the fence it is sought to retain in this case.

Given the height and type of the existing boundary treatments around the perimeter of dwellings in the vicinity of the site (i.e. the immediate street scene), it is considered the proposed development will not be out of keeping with the character and appearance of the street scene and is not to the detriment of the visual amenity of the locality. The height of the proposed fence is comparable to the hedge it has replaced (albeit the fence is marginally lower) and is not considered to have a detrimental impact on highway or pedestrian safety; this has been confirmed by the consultation response from Highways who have no objection on highway safety grounds.

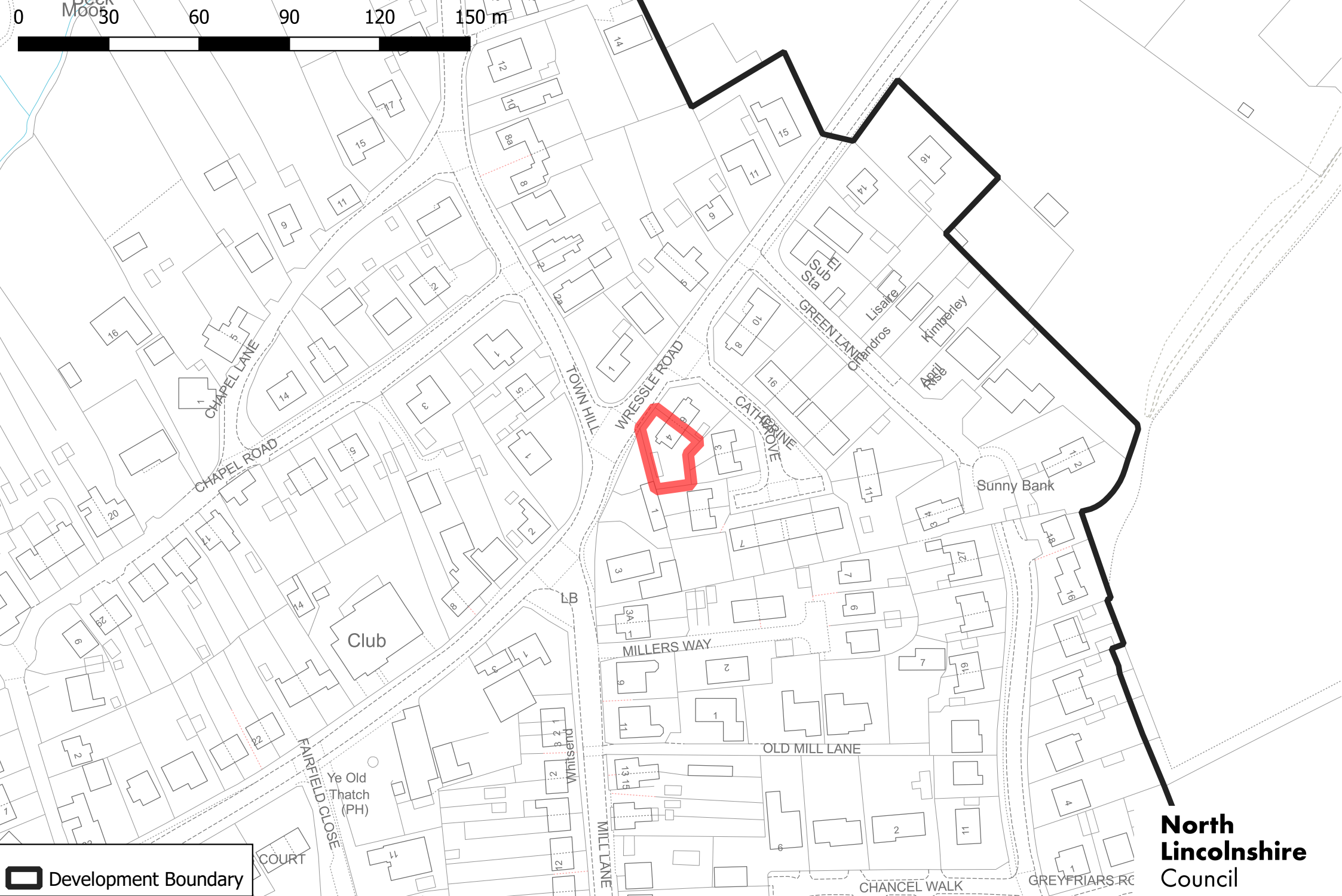
For these reasons the proposed development is considered to comply with policy DS5 and the application is recommended for approval.

No conditions are required in this instance as the fencing has already been installed on site and is complete.

RECOMMENDATION Grant permission (unconditional).

Informative

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.



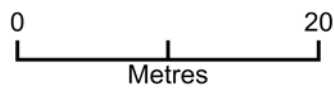
 Development Boundary

PA/2023/118

**North
Lincolnshire
Council**

PA/2023/118 Location of fencing (not to scale)

plan for existing fence



Plan Produced for: Sharon Mitcheson

Date Produced: 13 Feb 2023

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Scale: 1:500 @ A4