

**APPLICATION NO** PA/2021/659

**APPLICANT** Mr Frank Pinder

**DEVELOPMENT** Planning application to vary condition 2 of PA/2020/1228 to allow for changes to boundary

**LOCATION** Hatikvah House, North Street, Roxby, DN15 0BL

**PARISH** Roxby cum Risby

**WARD** Broughton and Appleby

**CASE OFFICER** Brian McParland

**SUMMARY RECOMMENDATION** Refuse permission

**REASONS FOR REFERENCE TO COMMITTEE** Member 'call in' (Cllr Rob Waltham) following objection by Roxby Parish Council

## **POLICIES**

**National Planning Policy Framework:** Section 12

**North Lincolnshire Local Plan:** DS1 and DS5

**North Lincolnshire Core Strategy:** CS1, CS2 and CS5

## **CONSULTATIONS**

**Highways:** No objection.

**Drainage (Lead Local Flood Authority):** No objection.

## **PARISH COUNCIL**

Numerous objections on grounds of appearance, potential for graffiti and loss of a hedge/habitat for birds, animals and insects.

## **PUBLICITY**

Advertised by site and press notice. Two responses have been received objecting on the following grounds:

- impact on character (poor appearance/eyesore)
- loss of hedge.

## **ASSESSMENT**

**The main issues to be considered are impact on the character of the area and residential amenity.**

### **The site**

The application site is within development limits and is occupied by a two-storey detached dwelling. The surrounding area is predominantly residential consisting of dwellings of mixed character. The site is within SFRA flood zone 1 (low). It is not within a conservation area, does not affect any listed buildings and there are no tree preservation orders (TPOs) in the vicinity.

### **Proposal**

The applicant wishes to vary condition 2 of planning permission PA/2020/1228 to allow for changes to the boundary.

### **Impact on the amenity of the locality**

Policies DS5 of the local plan and CS5 of the Core Strategy are concerned with visual amenity. In respect of impact on character, proposals should be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

The original permission (PA/2020/1228), approved on 25 September 2020, was for boundary walls of a brick design. The applicant now wishes to revise the original permission by substituting the approved brick boundaries to the north and west with plain concrete brown gravel boards at a maximum height of 2m.

The site is a prominent corner plot on the edge of the Roxby development limits that lies adjacent the busy Roxby Road and so is easily visible by the public and highway users. It is also acknowledged that there are two bus stops immediately adjacent the west boundary of the site. Considering this, any proposal or amendment to the site boundary, particularly along the west boundary, would have to work quite well.

The proposed plain brown gravel boards along the west elevation would be of a bland and wearisome design – they would lack definition and detailing features and would therefore harm the local character of the area. The fact that the site is so easily visible suggests the bland design would be more profound on the local area and would therefore exacerbate visual impacts. As such, the proposal would be in conflict with policies DS1 and DS5 of the local plan and CS5 of the Core Strategy.

In comparison, the scheme approved under reference PA/2020/1228 (the development of a walled boundary with pillars) allowed for a more visually interesting west boundary treatment by way of brickwork and brick detailing.

### **Impact on residential amenity**

Policy DS5 of the local plan is considered relevant. In respect of amenity 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.

It is considered that the proposed boundary walls, by way of their design, would not prejudice existing neighbouring amenity through loss of daylight, overshadowing, overbearing impact or loss of privacy. As such, the development would be in accordance with policy DS5.

### **Conclusion**

The proposed variation would be at odds with the local area and so would conflict with policies DS1 and DS5 of the local plan, and CS5 of the Core Strategy.

### **RECOMMENDATION Refuse permission for the following reasons:**

The proposed variation to plain brown gravel boards along the west boundary would, by way of design and appearance, prejudice the character of the local area. As such, the proposal would conflict with policies DS1 and DS5 of the North Lincolnshire Local Plan and CS5 of the Core Strategy.

### **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

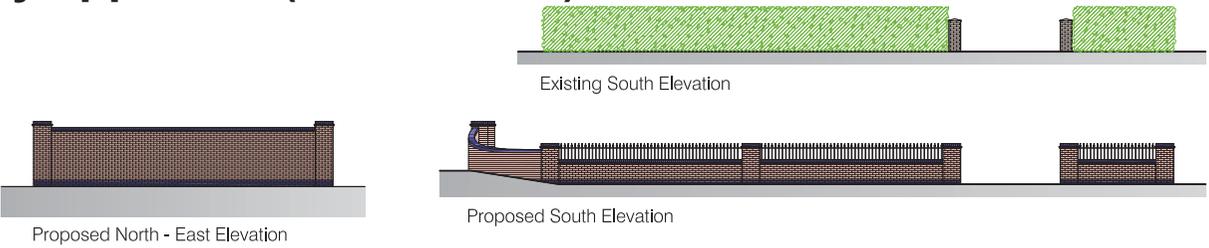
**PA/2021/659**

**North  
Lincolnshire  
Council**

# PA/2021/659 Previously approved (not to scale)



Location Plan  
scale 1:1250



Proposed North - East Elevation Existing South Elevation Proposed South Elevation

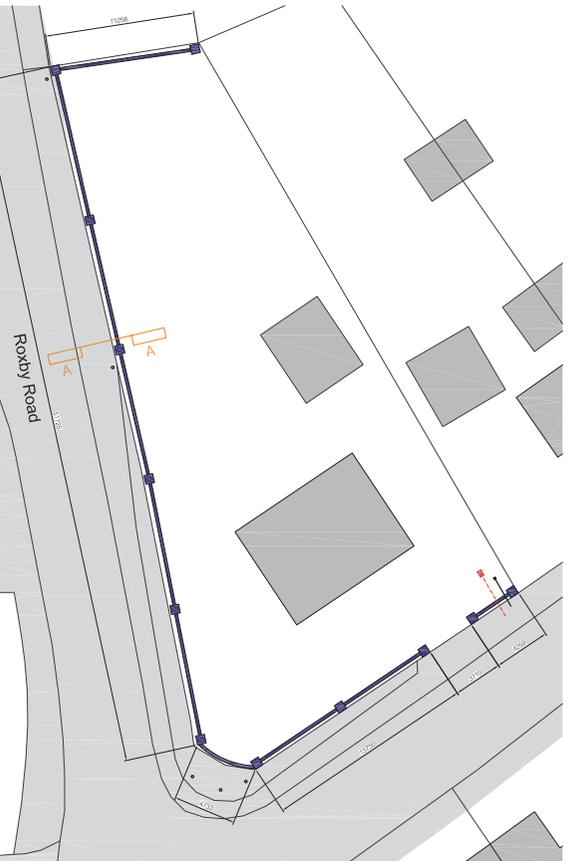
All dimensions & details given on this drawing are to be checked and verified on site prior to works being undertaken. Any discrepancies and/or variations to the specifications within these drawings or associated documents are to be notified to keystonearchitecture.

Do not scale from these drawings - If in doubt - ask.

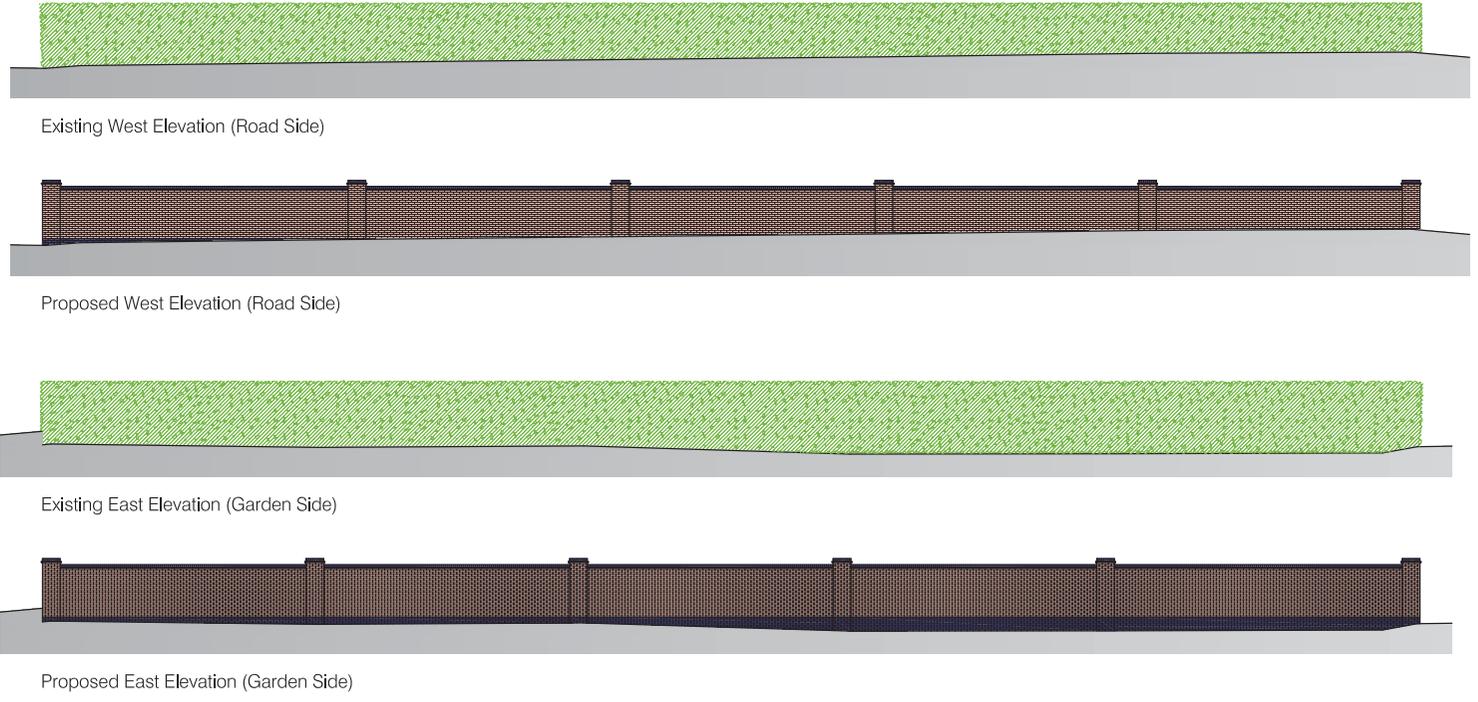
All materials shall be fixed, applied or installed in accordance with the manufacturers written instructions, recommendations and specifications. Variations to specified materials shall be agreed in writing with keystonearchitecture.

The Contractor shall take into account everything necessary for the proper execution of the works and to the satisfaction of the Local Authority, whether or not indicated on the drawings or in the specifications.

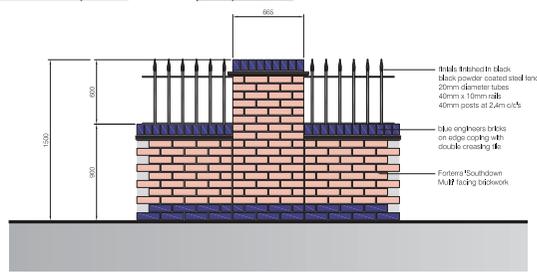
This drawing is the copyright of keystonearchitecture and must not be reproduced without written consent. © keystonearchitecture 2020



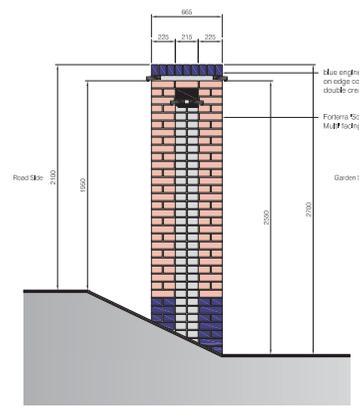
Proposed Site Layout  
scale 1:200



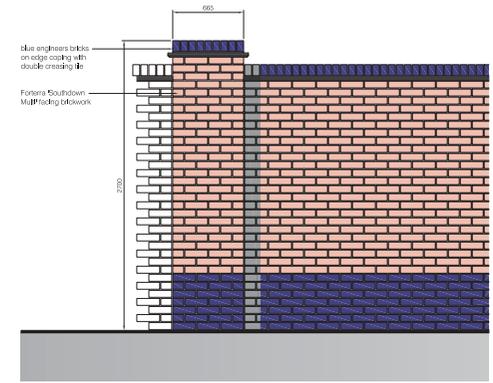
Existing West Elevation (Road Side) Proposed West Elevation (Road Side) Existing East Elevation (Garden Side) Proposed East Elevation (Garden Side)



Wall Details  
scale 1:25



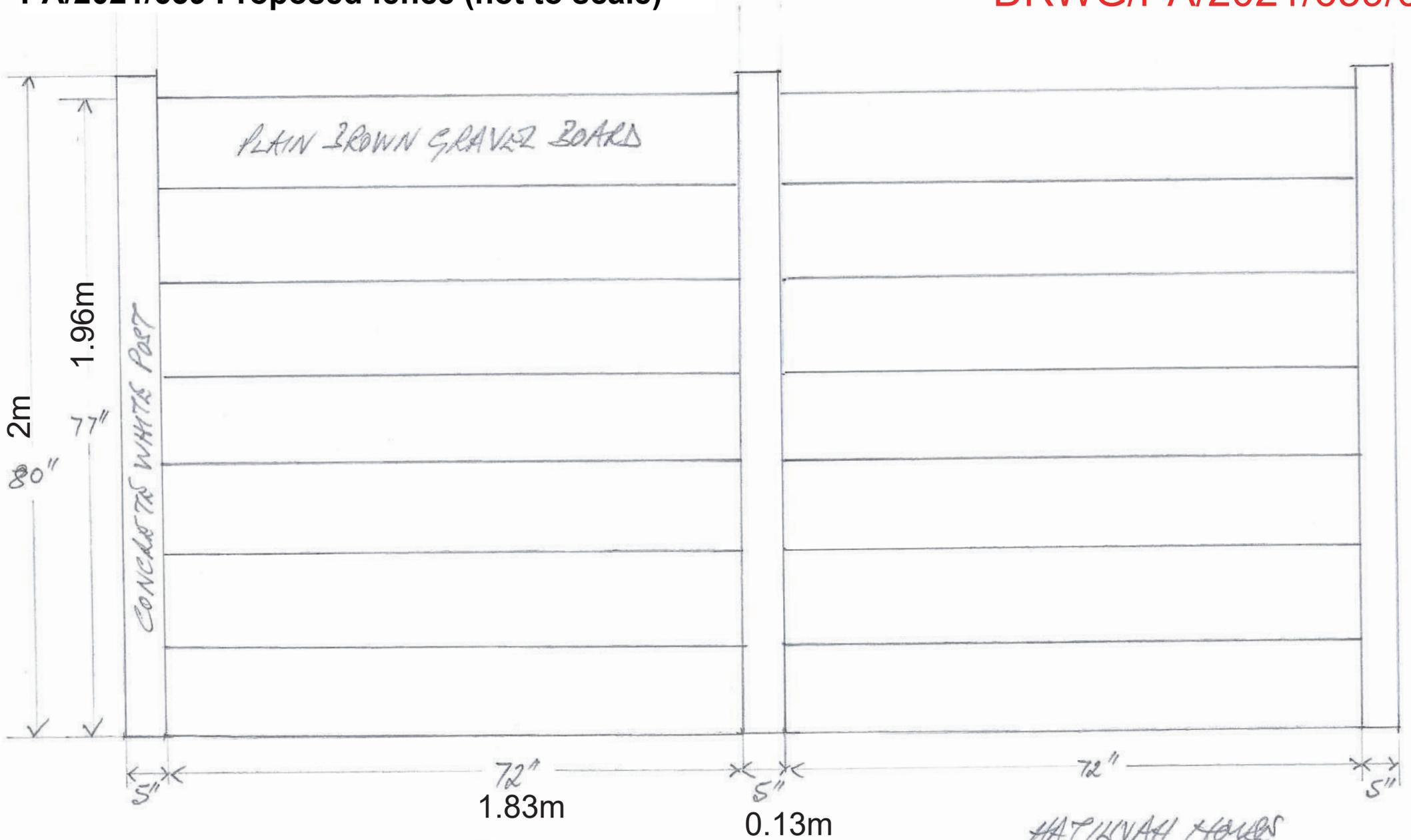
Section A - A  
scale 1:25



Wall Details  
scale 1:25

rev	amendment	date
B	Wall elevation amendments	30/07/20
A	Curved wall amendments	29/07/20

Proposed Garden Wall	site	Ex. & Pr. Plans	date
North Street	stage	Planning	Jul 20
North - Roxby Lane	scale	1:100 & as shown	drawn by JS



DRAWING SHOWS 2 SECTIONS  
OF GRAVEL BOARD FENCING  
FOR NORTH AND WEST WALL

SCALE 1:16

HATIKVAH HOUSES  
PP-09719186 CHANGE  
TO PA/2020/1228