COMMITTEE EXTRACT

Committee Date:

Reference:- 09/00569/FUL **Parish:- Burbage Parish Council**

Applicant:- Mr C Phillips
163 Coventry Road
Burbage
Hinckley
Leicestershire

Location:- 163 Coventry Road Burbage Hinckley Leicestershire LE10 2HW

Proposal:- ERECTION OF FRONT BOUNDARY WALL

Introduction:-

This is a full application for the erection of a wall and access gates along the front boundary of the property.

The application property comprises a large, previously extended detached dwelling, with a staggered frontage; accordingly at its closest point, the property is 13m from the highway boundary. To the front there is an extensive block paved drive, surrounded by garden. There are a number of mature trees situated along the road frontage, behind the existing front boundary. The existing boundary comprises a maintained hedge, at a height of approximately 1.3 m. The existing access is defined by two brick pillars. Black iron gates approximately 1.3m high enclose the front boundary. A wide grass verge and pavement separates the front boundary from the highway.

Along this stretch of road, the majority of front boundaries comprise hedging, resulting in the areas green character; however, this said the front boundary of the property to the west is enclosed by a wall and railings, approximately 1.8m in height.

The wall and gates proposed will span the width of the 16.4m front boundary. The two stretches of wall will follow a concave line, joining pillars at either end. The pillars will have a height of approximately 1.8m and the wall, a height just over 1.5m. There will be a centrally positioned vehicular access, and a pedestrian access to the left. Iron gates, with a maximum height of 1.6m will enclose these.

An amended plan has been received from the agent, illustrating a flowerbed and landscaping to the front of the wall.

Consultations:-

Leicestershire County Highways have no observations

Burbage Parish Council have no objections, but have commented that the Cedar tree adjacent to the development should be preserved.

Development Plan Policies:-

BE1 - Siting and Design

Burbage Village Design Statement, which suggests that development should be in keeping with the character of an area.

Appraisal:-

As the wall will follow, and will be a similar height to the existing front boundary, there are considered no further impacts on highway safety. Accordingly the main issue for consideration is the impact of the wall on the character of the street scene.

Although the width of the front boundary is extensive and the proposed enclosure will span this, as the appearance of the wall has been broken, through the introduction of gates, its harsh appearance and massing are reduced. Its appearance is further improved, and its impact lessened resultant of its curved design and decorative brickwork. Accordingly , although some of the areas green character will be eroded through the loss of the hedge; given that there is an extensive boundary wall at the neighbouring property, and the fact that the wall proposed has a far more sympathetic appearance than this; the Council could not warrant refusal of this application.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan. Resultant of the design, positioning and scale of the proposal there are considered no material impacts on either visual amenity or the character of the street scene. Accordingly the development is considered acceptable.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The brickwork to be used on the development hereby permitted shall match the brickwork of the main dwelling unless previously agreed in writing with the Local Planning Authority.

3 This permission relates to the application as revised by amended plan Amended 1; received by the Local Planning Authority on 26/08/09.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

3 For the avoidance of doubt.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

5 List of plans used in the determination of this application:- Drawing referance Amended 1; OS Sitemap scale 1:500

6 Despite the plan, Amended 1 illustrating a strip of landscaping to the front of the wall, this can not be implemented as the land falls within the highway boundary .

Contact Officer:- Eleanor Shaw Ext 5691 Date Printed: 3 September 2009