DELEGATED REPORT

Recommendation Made: 15 September 2011

Reference:- 11/00555/FUL **Parish:- Groby Parish Council**

Applicant:- Mr James Michael Parker
280 Leicester Road
Field Head
Markfield
Leicestershire

Location:- 280 Leicester Road Field Head Markfield Leicestershire LE67 9RG

Proposal:- ERECTION OF NEW BOUNDARY WALL AND GATE.

Introduction:-

This application seeks full planning permission for the erection of a front boundary wall and gates at 280 Leicester Road, Field Head, Markfield.

The application property is a detached gabled dwelling house with grey rendered walls and grey pantile roof tiles.

Planning History:

80/00293/4 - Extensions and alterations to dwelling – Approved on 01/04/1980

Surrounding Planning History:

302 Leicester Road, Field Head, Markfield

09/00268/FUL – Erection of boundary wall and gate – Approved on 02/06/2009

Consultations:-

No objections have been received from:

The Head of Community Services (Land Drainage)
The Director of Environment and Transport (Highways)

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Markfield as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy T5 - Highway Design and Vehicle Parking Standards

Appraisal:-

The main considerations in respect of this application are the principle of development, the impact of the boundary wall on the character of the existing dwelling and street scene, highway safety and residential amenities.

The Principle of Development

The site is located within the settlement boundary of Markfield, as defined in the Adopted Hinckley and Bosworth Local Plan Proposals Map; therefore there is a presumption in favour of development subject to all other planning matters being appropriately addressed.

The principle and case for a boundary wall at the design and scale shown has already been established with the consent of a boundary wall and gate under planning reference 09/00268/FUL at 302 Leicester Road.

Impact on Existing Dwelling and Street Scene

Although the proposed material of facing brick does not match the grey rendered walls on the main house, the two materials are compatible and they reflect the character of the varied street scene. The design of the proposed gate has a distinctive circular feature and an upper slightly arched frame. Although different to the more simplistic use of traditional railings, it is nevertheless considered to be satisfactory.

During discussions with the applicant it was requested that the ornamental tops should be removed to retain a simplistic form similar to the approved scheme at no. 302. However, the applicant has declined to make such an amendment referring to the ornamental tops on the brick pillars at dwelling no. 294 but these have not received consent.

There is a slight southeast slope along the road and this is reflected in the size of the pillars that vary between 1.8 metres to 1.4 metres in height. The brick wall will be 0.95 metres to 1.10 metres in height which is approximately the same height as the main brick wall at No. 278.

The type of boundary treatment along Leicester Road comprises a mixture of maintained hedge, low lying brick / stone walls and wooden picket fencing. This proposed wall is higher and will have more presence than the majority of front boundaries along this stretch of the road. Nevertheless the use of railings will break up the walls mass and helps to retain an open aspect whilst at the same time ensures a degree of security. On balance, given the street frontages do not remain open, there is a variety of boundary treatments where notably vegetation is of a similar height as the proposed brick pillars, the design and scale of the boundary wall will not have any adverse impact on the street scene or the character of the existing dwelling and is therefore acceptable in design terms.

Impact on Residential Amenities

Due to its height and siting along the front boundary edge approximately 7 metres away from the neighbouring properties at No. 278 Leicester Road and No. 282 Leicester Road, no adverse impact on residential amenities will arise.

Highways

The proposal fails to comply with the County Highways requirements for pedestrian visibility. With regards to the issue of pedestrian visibility, it should be noted a one metre Permitted Development maximum height for a brick wall is also not ideal for providing adequate visibility for those emerging from the drive. Indeed there are also existing hedges along the street that hinders good visibility. In view of previous permissions in the vicinity, the Director of Environment and Transport (Highways) does not object.

Conclusion

The front boundary wall respects the scale and character of the existing dwelling; it would not unduly harm the street scene, highway safety and would not adversely affect the amenities of the occupiers of neighbouring properties. The application is considered to be in accordance with Policy BE1 of the Local Plan and is therefore recommended for approval subject to conditions.

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 by virtue of the scale, mass and design of the front boundary wall and gate would not detrimentally impact on the character of the existing dwelling, street scene, neighbours amenities and would not harm highway safety and would be in accordance with the development plan.

Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1 & T5

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

2 The materials to be used in the construction of the proposed development shall be in accordance with the details contained in the application, unless otherwise agreed in writing with the Local Planning Authority.

3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:-

Drawing - 11/017/01/1 - Received on 10/08/2011
Drawing - 11/017/02/2 - Received on 09/08/2011

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 and in the interests of proper planning.

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 6 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).

Contact Officer:- Kevin Roeton Ext 5919