



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

**Retrospective installation of fence at Carinthia,
Watling Street, Hinckley, LE10 3ED**

Planning Statement

**Written and prepared by Planning by Design on
behalf of Bharat Mattu**

Version	Date	Written By	Approved By
1	02.02.2026	CA	CA

1 Introduction

1.1 Introduction

Planning By Design (**The agent**) has been instructed to act on behalf of Bharat Mattu (**the applicant**) to submit a Retrospective Householder Planning Application to Hinckley and Bosworth Borough Council (**the Local Planning Authority**) for the Retrospective installation of a fence (**the proposal**) at Carinthia, Watling Street, Hinckley, LE10 3ED (**the site**).

In support of this application, the following Planning Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

1.2 The Site

Carinthia, Watling Street, Hinckley, LE10 3ED is a two-storey, four-bedroom semi-detached property located in Hinckley. Watling Street is part of the A5.

The Site Location Plan is provided in Figure 1 below.

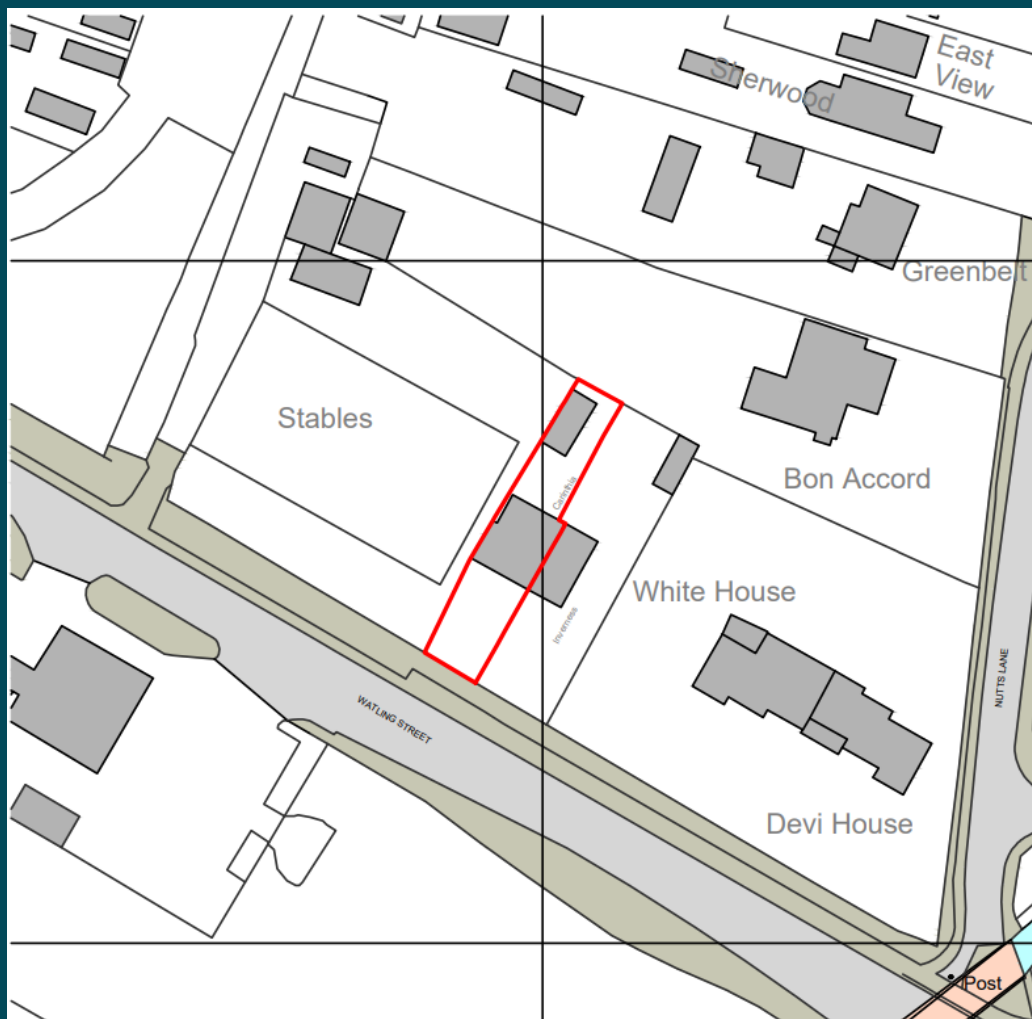


Figure 1: Site Location Plan

1.3 Planning History

The planning history of the site is detailed in Table 1 below.

Ref	Application	Decision
76/01614/4	ERECTION OF ONE DWELLING AND GARAGE LAND ADJOINING	Refused
86/00884/4	ERECTION OF EXTENSION AT SIDE OF HOUSE AND CANOPY TO FRONT ELEVATION	Approved
89/00029/4	REAR EXTENSIONS AND FRONT PORCH	Approved
06/01130/FUL	EXTENSIONS AND ALTERATIONS TO DWELLING	Approved

Table 1: Planning History

1.4 Purpose of Document

The purpose of this document is to provide an overview of the proposed development and justify the proposal based on national and local planning policies.

2 The Proposal

2.1 Overview

The fence is of timber construction and bounds each side of the front garden. It is 1.3m in height. The client wishes to raise these fences to 1.8m.

At the front of the property, a brick wall and metal fence of c.1.8m height bounds the front of the garden, leaving a space to facilitate vehicle access.

It is unknown as to when the fence and gate was erected given it was in place prior to the current owners purchasing the site.

An excerpt of the block plan is provided in Figure 2. A photograph of the fence in situ is provided in Figure 3. It is proposed this will be raised to 1.8m.

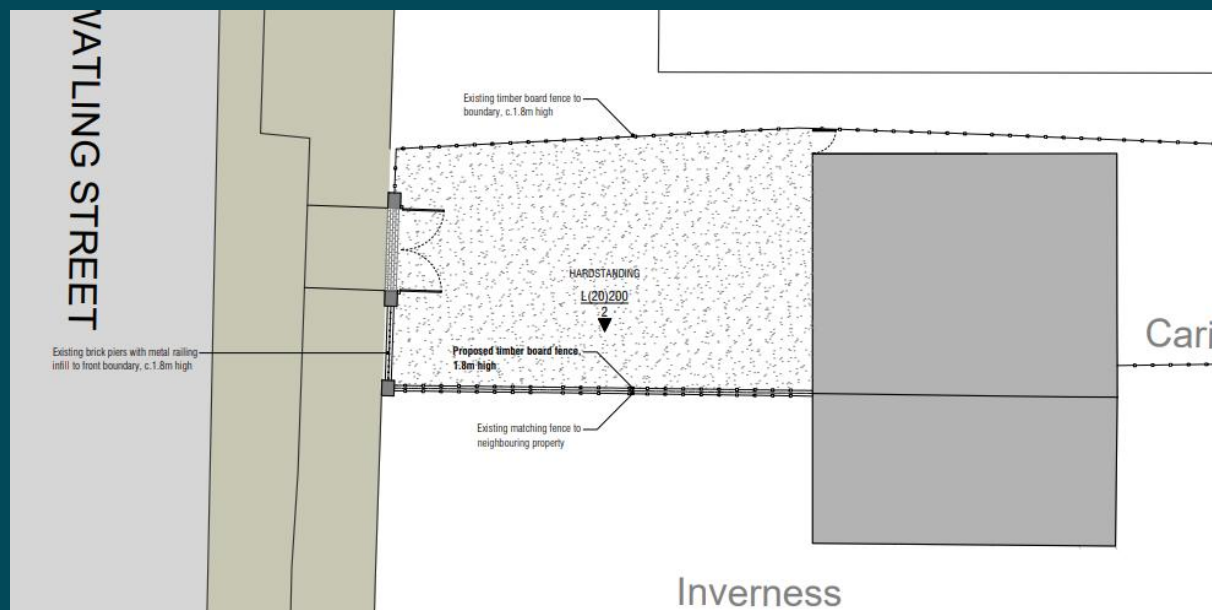


Figure 2: Block Plan



Figure 3: Photograph of Fence

3 Planning Policy

3.1 Introduction

This section will outline the important policy considerations.

3.2 National Policy – National Planning Policy Framework (NPPF)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

Section 2

Paragraph 8 outlines three overarching objectives of the planning system:

- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right*

time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Paragraph 11 states that decisions should also apply a presumption in favour of sustainable development. In regards to decision making, it states that this means:

- *“Approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*

Section 12

Paragraph 131 states:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 135 states:

“Planning policies and decisions should ensure that developments:

- a) 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;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

3.3 Local Policy – Site Allocations and Development Management Policies DPD (2016)

Policy DM10 relates to Development and Design.

Developments will be permitted providing that the following requirements are met:

- a) *It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- b) *The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- c) *It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) *The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- f) *It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- g) *Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- h) *An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- i) *It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

4 Policy Alignment

4.1 Principle of Development

The proposal relates to the retrospective installation and alteration of boundary treatment within the residential curtilage of an existing dwelling. The principle of such development is well established and is not inappropriate within a residential area. The site has a long and consistent planning history of domestic development, with multiple extensions and alterations having previously been granted planning permission. The proposal does not introduce a new use, intensification, or change in character of the site and remains entirely ancillary to the lawful residential use of the property.

4.2 Design and Visual Impact

The fence is of a simple and utilitarian design that is typical of residential boundary treatments. While the proposed height of 1.8 metres exceeds the existing side fence height, it aligns with the height of the brick wall and metal fencing already present along the front boundary of the site. As such, the proposal results in a more consistent and coherent boundary treatment when viewed in the context of the plot as a whole.

Policy DM10 of the Site Allocations and Development Management Policies DPD requires development to complement or enhance the character of the surrounding area and respect local materials. Timber fencing is a common feature within the locality and is visually recessive when compared to more substantial boundary treatments. The proposal does not introduce an incongruous form or material and does not harm the character or appearance of the street scene.

4.3 Impact on Residential Amenity

In amenity terms, the fence does not result in overlooking, overbearing impact, or loss of light to neighbouring properties. Given its siting within the front garden and alignment with existing boundary features, it would not have a significant adverse effect on the privacy or amenity of nearby residents. The proposal therefore complies with criteria a, c, and d of Policy DM10.

The proposal provides clear social benefits for the occupants of the dwelling by improving privacy, security, and the perception of safety within the front garden. Paragraph 135 of the NPPF places emphasis on the creation of places that are safe, inclusive, and promote well being, including where the fear of crime does not undermine quality of life. Boundary treatments can play an important role in defining defensible space and enhancing natural surveillance, particularly on plots adjacent to busy roads.

The site fronts Watling Street, which forms part of the A5, a heavily trafficked route. The increased fence height assists in creating a clearer separation between private residential space and the public highway, improving residential amenity without impeding public access or visibility at vehicle access points. There is no evidence that the proposal would give rise to community harm or conflict, and it is consistent with the NPPF social objective of supporting safe and healthy living environments.

4.4 Planning Balance and Conclusion

When assessed against the development plan and the National Planning Policy Framework as a whole, the proposal gives rise to no material planning harm. It is acceptable in principle, preserves residential amenity, respects the character of the area, and delivers modest but clear benefits in terms of privacy, security, and quality of the residential environment.

In the absence of identified adverse impacts that would significantly and demonstrably outweigh the benefits, the proposal accords with the presumption in favour of sustainable development set out in paragraph 11 of the NPPF. On this basis, the retrospective installation of the fence is considered to be acceptable and planning permission should be granted.

5 Summary and Conclusion

5.1 Summary

This Planning Statement has been prepared by Planning by Design on behalf of Bharat Mattu to support an application for the retrospective installation of a fence. To summarise:

- The fence has been placed as a boundary treatment to the front garden.
- The fence is well designed from sustainable materials and complements the existing streetscape well.

5.2 Conclusion

It is therefore concluded that the proposals align with national and local policy and implore the council to deem the proposals acceptable.

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