DELEGATED REPORT

Recommendation Made: 11 March 2009

Reference:- 09/00049/FUL **Parish:- Desford Parish Council**

Applicant:- Mrs B Smith And Mr A Scott
2 Salisbury Close
Desford
Leicester
Leicestershire

Location:- 2 Salisbury Close Desford Leicester LE9 9HJ

Proposal:- ERECTION OF GARDEN WALL TO REPLACE EXISTING FENCE.

Introduction:-

Full planning permission is sought for the erection of wall broken up with fence panels at 2 Sailsbruy Close, Desford. The enclosure would be 2m in height and replace a 1.8m fence which ran along the boundary of the site adjacent to Parkstone Road.

Relevant Planning History

08/00776/FUL	Proposed extensions and alterations to dwelling	Approved
05/01140/FUL	Erection of rear conservatory	Approved
93/00251/4	Extensions to dwelling	Approved
87/00246/4	Proposed utility room	Approved

Consultations:-

To date no representations received from
Neighbours,
Highway
Parish Council

Development Plan Policies:-

Hinckley and Bosworth Local Plan

Policy BE1- design and siting of development.
T5- Highway design and vehicle parking standards

Appraisal:-

The main issues for consideration are the effect of the proposal on the streetscene.

The proposed boundary is set sufficient distance from the junction between Parkstone Road and Sailsbury Close not to detrimentally affect highway visibility.

Boundaries in the area are generally timber in nature with the majority appearing to be of a considerable age. The proposed use of brick and timber would create an attractive treatment, merging two common building materials in the area. It is not therefore considered that the proposal would have a detrimental impact on the streetscene, and the proposal is considered to comply with policy BE1 of the Hinckley Local Plan.

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 its location, and materials used would not detrimentally affect the character or appearance of the streetscene or create a highway danger. The proposal would be in accordance with the development plan.
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 bricks to be used on the proposed wall shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

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.

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:-
Site location plan, block plan, 873/01

Contact Officer:- Sarah Humphries Ext 5680