

Delegated Report

Planning Reference: 26/00048/HOU
Applicant(s): Bharat Mattu
Ward: Hinckley Clarendon



Hinckley & Bosworth
Borough Council

Application Site: Carinthia, Watling Street, Hinckley

Proposal: Increase the height of the existing boundary fence to the driveway.

Case Officer: Gwion Russell (Planning Officer)

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

2. Planning Application Description

- 2.1. This householder planning application seeks planning permission for the replacement of the existing southeast property boundary treatment with a 1.8m high timber fence, adjacent to its existing driveway.
- 2.2. The timber fence element is proposed to be replace an existing 1.3m high timber fence which separates the application dwelling from its adjoined semi-detached dwelling, which is currently insufficient in maintaining property security. There are no boundary treatment alterations to the southwest (front), northwest (side) and northeast (rear) property boundaries.

3. Description of the Site and the Surrounding Area

- 3.1. The application property comprises a two-storey, four-bedroomed, semi-detached dwelling, which adjoins 'Inverness'. Watling Street (A5) features a mix of uses, with nearby dwellings interspersed along the road. As such, there is no discernible character with regards to massing, scale and design.
- 3.2. Current boundary treatment includes a 1.3m high timber fence to both side boundaries, a 1.8m facing brick wall and metal fence/gate which allows vehicular entry fronting the highway. The property benefits from off-street parking sufficient to fit three standard vehicles by way of a loose-gravelled driveway spanning the entire front footprint.
- 3.3. The application site is not located within a Conservation area and is directly opposite the slip road to a fuel station. The site sits adjacent to an equestrian site to its

northwest and another pair of semi-detached dwellings – White House and Devi House to its southeast.

4. Relevant Planning History

76/01614/4

Erection of one dwelling and garage land adjoining
Refused
21.12.1976

86/00884/4

Erection of extension at side of house and canopy to front elevation
Permitted
18.09.1986

89/00029/4

Rear extensions and front porch
Permitted
06.02.1989

06/01130/FUL

Extensions and alterations to dwelling
Permitted
14.12.2006

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents.
- 5.2. No responses have been received.

6. Consultation

- 6.1. There have been no public consultations as part of this application and therefore no responses have been received.

7. Policy

- 7.1. Core Strategy (2009):
 - No relevant policies
- 7.2. Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation

7.3. National Planning Policies and Guidance:

- National Planning Policy Framework (NPPF) (2024)
- National Design Guide (2019)
- Planning Practice Guidance (PPG)

7.4. Other Relevant Guidance:

- Hinckley and Bosworth Borough Council – The Good Design Guide (2020)
- Leicestershire Highway Design Guide (LHDG) (2024)

8. Appraisal

8.1. The key issues in respect of this application are:

- Design and impact upon the character of the area
- Impact upon residential amenity

Design and Impact upon the Character of the Area

- 8.2. The Good Design Guide provides guidance on boundary treatment and states that fencing is often considered a cost-effective means of creating a boundary treatment and considerations should be made to reduce its potential negative impact and resultant potential 'dead frontages'.
- 8.3. The 1.8m timber fence would be positioned perpendicular and does not directly front the highway, so it does not result in a separation of the highway from the property. The boundary treatment that fronts the highway is retained aiding in maintaining an active frontage.
- 8.4. The proposals represent an additional height of 50cm to the current timber fence height. As such, there is minimal further harm to the established design of the street.
- 8.5. It is noted that the replacement of a timber fence section with a taller timber fence, provides an incoherent material pallet with the main and its adjoined dwelling. However, given that the timber material already exists, there is minimal further visual harm. Moreover, a timber fence spanning the boundary from the principal elevation of the dwelling to the highway would have little impact on the established street scene, given its positioning.
- 8.6. Given the fence is perpendicular to the highway, and the speed limit on Watling St is 50mph, public views of the fence would be minimal and transient. Although there are public rights of way surrounding the site, the immediate context and character of the site is not rural given the presence of a busy A road and neighbouring petrol station.. It is therefore considered that whilst the proposed 1.8m high timber fence would not enhance the character of the site and surrounding area, on balance, it would

complement the existing design and any visual harm caused by the additional height of the fence would not be significant.

- 8.7. By virtue of the above, on balance, the proposal respects the character of the existing site and surrounding area and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Residential Amenity

- 8.8. The additional 50cm height to the timber fence would result in some amenity impact for neighbouring Inverness to the east. No objections have been received in regards to its height.
- 8.9. Given the direction of the sun's path, the 1.8m high timber fence would result in some loss of natural daylight, from approximately 1500 onwards, for the neighbouring adjoined property, Inverness and the host dwelling. However, given the south facing orientation, the principal windows on the south elevations of the host dwelling and neighbouring Inverness would receive adequate natural daylight.
- 8.10. By virtue of the above the proposal does not result in any significant adverse residential amenity impacts and is in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Equality Implications

- 8.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states: -
- (1) A public authority must, in the exercise of its functions, have due regard to the need to:
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 8.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 8.3. There are no known equality implications arising directly from this development.

9. Conclusion

- 9.1. Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

10. Recommendation

11.1 Grant planning permission subject to:

- Planning conditions detailed at the end of this report.

11.2 Conditions

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

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details received by the Local Planning Authority as follows:

- Application Form – received by the Local Planning Authority on 19/01/26
- Site Location Plan, Drg No. TQRQM26018174808944
- Proposed Block Plan P01-L(20)010
- Proposed Elevations P01-L(20)20
- As received by the Local Planning Authority on 03/02/26

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

a. Notes to Applicant:

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at building.control@blaby.gov.uk or call 0116 272 7533.