DELEGATED REPORT

Recommendation Made: 26 February 2008

Reference:- 08/00007/FUL **Parish:-**

Applicant:- Mr M Goode
11 Kirkfield Drive
Hinckley
Leicestershire
LE10 1SX

Location:- 70 Upper Bond Street Hinckley Leicestershire LE10 1RJ

Proposal:- ERECTION OF TWO METRE FENCE

Introduction:-

This application seeks to erect two-metre high palisade fencing with two incorporated gates along the frontage of 70 Upper Bond Street, Hinckley. Upper Bond Street is the main arterial route through Hinckley, consisting of a wide range of business premises and residential properties. The application site is situated between a petrol station and a vehicle repair workshop and has an open aspect along the street scene. The site also faces onto a conservation area. The site has 3 storage/warehouse units situated on it and is unused at the present time. There is no development of this kind in the immediate area of the application site.

Consultations:-

Written representations have been received from the Highways Authority requesting that a condition requiring the gates to be hung so as to open inwards only and remain open during operational/opening hours is imposed if planning permission is granted.

No other representations have been received.

Development Plan Policies:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan
Policy BE7 of the Hinckley _ Bosworth Borough Council Local Plan

Appraisal:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan states that development must complement or enhance the character of the surrounding area with regards to the scale, layout, design, materials and architectural features. It is considered that the scale and design of this proposal is unacceptable as the steel fencing will be overbearing and detrimental to the street scene. The application site is situated along the main arterial route through the town centre and is overlooked by residential properties. The scale, design and location of the proposal will have a detrimental impact on the visual amenity of the neighbouring residents. In addition, although the application site is situated between industrial premises, the proposal will look out of place, particularly as there is no other development of this type in the immediate area. The proposal also faces on to a conservation area. This type of proposal, which will be constructed in steel, and lacking any architectural features is not considered to be acceptable development in this location, therefore contradicting policy BE7 of the Hinckley _ Bosworth Local Plan

Overall, the proposal is considered to be unacceptable, as it does not meet the principles of Policies BE1 and BE7 of the Hinckley & Bosworth Borough Council Local Plan.

RECOMMENDATION :- REFUSE, for the following reasons :-

1 In the opinion of the Local Planning Authority the erection of a pallisade fence in this location would represent an unsympathetic and a visually intrusive form of development out of keeping with the appearance and character of the locality and the setting of the adjacent Druid Street Conservation Area. Therefore the proposal does not accord with Policies BE1 and BE7 of the adopted Hinckley & Bosworth Borough Council Local Plan.

Notes to Applicant:-

Contact Officer:- Louise Winson Ext 5898

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Consultations:-

Written representations have been received from the Highways Authority requesting that a condition requiring the gates to be hung so as to open inwards only and remain open during operational/opening hours is imposed if planning permission is granted.

No other representations have been received.

Development Plan Policies:-

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan

Appraisal:- BE1

Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan states that development must complement or enhance the character of the surrounding area with regards to the scale, layout, design, materials and architectural features. It is considered that the scale and design of this proposal is unacceptable as the steel fencing will be overbearing and detrimental to the street scene. The application site is situated along the main arterial route through the town centre and is overlooked by residential properties. The scale, design and location of the proposal will have a detrimental impact on the visual amenity of the neighbouring residents. In addition, although the application site is situated between industrial premises, the proposal will look out of place, particularly as there is no other development of this type in the immediate area. The proposal also faces on to a conservation area. This type of proposal, which will be constructed in steel, and lacking any architectural features is not considered to be acceptable development in this location.

Overall, the proposal is considered to be unacceptable, as it does not meet the principles of Policy BE1 of the Hinckley & Bosworth Borough Council Local Plan.

RECOMMENDATION :- REFUSE, for the following reasons :-

Hinckley Druid 1/4.

1 In the opinion of the Local Planning Authority the erection of a pallisade fence in this location would represent an unsympathetic and a visually intrusive form of development out of keeping with the appearance and character of the locality and the setting of the adjacent conservation area. Therefore the proposal does not accord with Policy BE1 of the adopted Hinckley & Bosworth Borough Council Local Plan.

1 + BE7

Notes to Applicant:-

Contact Officer:- **Louise Winson** **Ext 5898**