

## **DELEGATED ASSESSMENT**

**Application no:** PA/2023/1808

**Proposal:** Planning permission to erect new boundary wall and gate, including removal of existing hedge, boundary wall and gate

**Location:** 28, Church Street, Messingham, DN17 3SB

**Applicant:** Bridget Shuttler

**Officer:** Emmanuel Hiamey

## **POLICIES**

### **National Planning Policy Framework:**

Section 12: Achieving Well-designed and Beautiful Places

### **North Lincolnshire Local Plan:**

Policy DS1 General Requirements

Policy DS5 Residential Extensions

Policy T2 Access to Development

Policy T19 Car Parking Provision and Standards

### **North Lincolnshire Core Strategy:**

Policy CS1: Spatial Strategy for North Lincolnshire

Policy CS2: Delivering More Sustainable Development

Policy CS3: Development Limits

Policy CS5: Delivering Quality Design in North Lincolnshire

### **Emerging North Lincolnshire Local Plan**

The new North Lincolnshire Local Plan was submitted for public examination by the Planning Inspectorate on 11 November 2022. Examination of the Plan has therefore commenced, although public hearing sessions are not anticipated until early in 2024. The Submitted North Lincolnshire Local Plan can be given some weight as a material planning consideration in the determination of planning applications.

The relevant policies regarding this application are as follows:

Policy SS2: A Spatial Strategy for North Lincolnshire

Policy SS3: Development Principles

Policy SS10: Development Limits

Policy DQE5: Managing Flood Risk

### **Supplementary guidance**

SPG1 Design Guidance for House Extensions

### **CONSULTATIONS**

**Highways** have no objections subject to conditions and informative comments.

**The LLFA Drainage Team** has no objections or comments to the proposed development.

### **PARISH/TOWN COUNCIL**

Messingham Parish Council has no objections to planning application PA/2023/1808.

### **PUBLICITY**

Site notice posted.

### **PUBLIC COMMENTS**

None

### **CONSTRAINTS**

SFRA Flood Zone 1

Within Development Boundary

### **PLANNING HISTORY**

None.

### **ASSESSMENT**

#### Site description and proposal

Planning permission is sought to erect a new boundary wall and gate, including the removal of the existing hedge, boundary wall and gate at 28, Church Street, Messingham, DN17 3SB.

The site is within the development boundary of Messingham in a residential area. It contains a two-storey detached dwelling. The site is a corner plot, and it is bound by Church Street to the west and Middleton Close to the north. At the east, it is bound by 17 Middleton Close and at the south by 22, 24 and 26 Church Street.

The existing boundary fence along Church Street comprises a short brick wall with a terracotta pantile and timber gate. There is mature hedging planted behind the wall.

This proposal seeks to remove the existing terracotta pantile on top of the short brick wall and erect a new boundary wall. The new boundary would be 2.225m high. It would retain the existing brick wall at the base and erect a new stone wall and brick wall on top. A new timber gate would be installed.

### Key issues

The key issues to be considered in the assessment of this application are as follows:

- Principle of the development
- Layout, Siting, and design
- Amenity Impact
- Highways impact

### Principle of the development

Policy DS5 of the North Lincolnshire Local Plan is concerned with residential developments. It states that planning applications for residential extensions and the erection of garages, outbuildings, walls, and other structures will be allowed providing that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, loss of privacy or overbearing impact to adjacent dwellings. Proposals should also be sympathetic in design, scale and materials to the existing dwelling and its neighbours.

In principle, the development is acceptable subject to appropriate design.

### Layout, Siting, and design

Policy DS1 (General Requirements) seeks a high standard of design in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused.

Policy CS5 (Delivering Quality Design in North Lincolnshire) sets out the key design principles for all new developments in North Lincolnshire. It aims to ensure that development supports the creation of a high-quality built environment that is attractive to residents, investors, and visitors.

These policies require that all proposals be considered against the criteria of design quality, and amenity impact among other standards.

In considering the proposal, a balance must be struck between privacy, safety, and security on the one hand and design considerations on the other. It is also worth noting that the need for security does not outstrip other relevant considerations such as the visual impact and effects on amenity.

In considering the siting, the proposed wall would replace the existing wall in the same location and therefore the location does not raise any planning issue.

Turning to the height and design, rear gardens are enclosed by walls or fencing to protect the privacy of dwellings. Privacy screens are important for amenity areas, particularly where the amenity area adjoins the road. In this case, it is often important that walls or fences are higher than eye level to sufficiently protect the amenity area.

As indicated earlier, the site is a corner plot and has a short wall and mature hedging which screens the amenity area. In this case, while the existing boundary is considered suitable because of the low walls, supplemented by hedges, it is important to strike a balance between design and protecting the amenity areas and security.

In terms of impact on the character of the area, it is judged that the walls would not be overly visible from the road when approaching from the north due to the road bend (i.e., wall flushes with the gable of the dwelling) and the wall is attached to the existing dwelling.

Furthermore, given the road layout of the immediate area (i.e., the bend) a high boundary wall would not harm the visibility on the street or the character of the area plus it would provide good security at the rear of the dwelling.

The material for the wall (stonework and reclaimed brickwork) would match the brickwork on the dwelling.

Overall, it is judged that the proposal would meet the terms of Policy DS1, Policy DS5 and Policy CS5 as well as SPG1 Design guidance for house extensions.

### Amenity impact

Policy DS5 and CS5 seek to ensure that the proposal does not unreasonably reduce sunlight or daylight, or result in overshadowing, overbearing or loss of privacy to adjacent dwellings.

As indicated earlier, this proposal is for the erection of a brick wall and a gate. There are no properties near the wall. Accordingly, there would not be any issue of overbearing, overshadowing and privacy to adjoining dwellings.

### Highways

Policy T2 of the North Lincolnshire Local Plan is concerned with access to development and states that all development should be served by satisfactory access. Policy T19 is concerned with parking provisions as well as general highway safety.

Highways has reviewed the proposal and has no objections subject to condition and informative comments.

The recommended conditions would be applied to the decision notice.

### Flood Risk and Drainage

Policy CS19 (Flood Risk) of the Core Strategy is concerned with flood risk and policy DS14 (Foul Sewage and Surface Water Drainage) is concerned with foul sewage and surface water drainage. The site lies in Flood Risk Zone 1 and therefore has a low probability of flooding.

The LLFA Drainage Team has no objections or comments to the proposed development.

### Conclusion

In conclusion, the principle of the proposal is acceptable, and the scale and material of the proposed wall would not harm the character of the area and the amenity of the surrounding properties. Further, the wall would provide security for the property.

Overall, the proposal meets the terms of the relevant local development plan policies and the NPPF. The proposal is recommended for approval.

**RECOMMENDATION:** Grant subject to conditions