

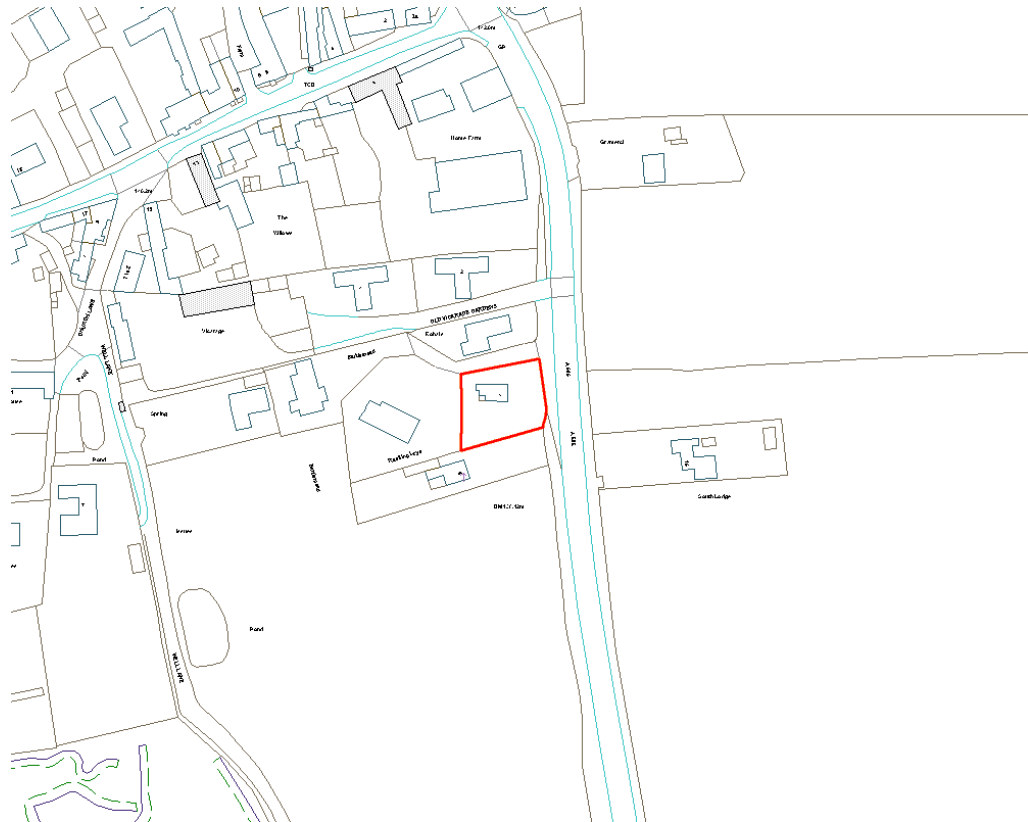
Reference: 13/00279/FUL

Date Submitted: 29.4.13

Applicant: Mrs P Posnett

Location: 4 Melton Road Ab Kettleby

Proposal: Remove existing hedge and replace with concrete post and feather board fence on front garden adjoining road.



Introduction:-

The application site is currently occupied by a detached two storey dwelling within the Village Envelope of Ab Kettleby to the south east of the village centre. The site has off road parking for 2 – 3 vehicles. The front boundary is currently made up of a hedge which is approximately 2.3 metres high. The property is located on the A606 Melton to Nottingham road. There are similar properties surrounding the site, as part of a small cluster of dwellings.

The proposal is to erect a timber fence along the boundary in the place of the existing hedge.

The application is reported to the Development Committee as the applicant is an elected member of the Council.

Relevant History:-

Planning permission was granted for a single storey extension to side of dwelling in 2009.

Policies & Guidance:-

Melton Local Plan (saved policies)

The site is located within the Village Envelope of Ab Kettleby as defined within the saved Melton Local Plan. As such the proposal should be considered against policies OS1 and BE1 of the Plan. The policies allow for development within the Town Envelope providing that: -

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

Consultations:-

Consultation reply	Assessment of Head of Regulatory Services
LCC Highways: Consider effect on visibility particularly pedestrian visibility	The proposed fence will be situated in the location of the existing hedge; therefore this proposal will not be to the detriment of the current situation in terms of visibility. Visibility will be increased due to the removal of the hedge and its need for constant maintenance to keep the highway clear. It is not considered that the proposal will have an impact on highway safety.
Parish Council: No objections to the application, comment that they think it is rather ugly.	The proposed fence is to be constructed using timber featherboard panels with a curved and latticed feature to the top and concrete posts. The height of the fence is 2.15 metres along 20 metres of the front garden boundary. The fence will be highly visible to pedestrians and traffic using the A606. It is considered that the design of the fence is in keeping with the character of the residential / rural area,

Representations:

Three neighbouring properties have been consulted on 30th May 2013 and as a result no representations have been received to date.

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
Policy position:	The application is located within the Village Envelope for Ab Kettleby where there is a

	presumption in favour of development in the Local Plan under policies OS1 and BE1.
Impact on Streetscene:	The proposal involves the removal of an existing hedge which is located on the eastern boundary of the property adjacent to the A606 Melton to Nottingham road. The proposed fence is to be constructed using timber featherboard panels with a curved and latticed feature to the top and concrete posts. The height of the fence is 2.15 metres along 20 metres of the front garden boundary. The fence will be highly visible to pedestrians and traffic using the A606. It is considered that the design of the fence is in keeping with the character of the residential / rural area, and will not be detrimental to the streetscene.
Impact on Residential Amenity:	The fence will have no impact on the residential amenity of surrounding properties as it is replacing an existing boundary treatment which is currently at a height of approximately 2.5 metres, therefore the impact is no greater than the present situation.

Conclusion

The application site lies within the village envelope of Ab Kettleby and thus benefits from a presumption in favour of development under saved policies OS1 and BE1. The proposal is acceptable in terms of its design and appearance and would not adversely impact on the character and appearance of the area, the residential amenities of neighbouring properties or highway safety. Accordingly the application is recommended for approval subject to the following conditions.

RECOMMENDATION: - Permit, subject to the following conditions:-

- 1 The development shall be begun before the expiration of three years from the date of this permission.
- 2 All external materials used in the development hereby permitted shall be as stated in the application.
3. The development shall be carried out strictly in accordance with the approved plans submitted on 29th April 2013

Reasons :-

- 1 To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
- 2 To ensure a satisfactory standard of external appearance.
3. For the avoidance of doubt.

Officer to contact:

Mrs Lynn Eastwood

Date: 13.6.13