Planning Statement

Erection of fencing and gating to the front garden amenity area

The Brambles, Branches Lane, Holbeach, Lincolnshire, PE12 7BE



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Contents

Instructions and introductions	5
The site	7
The proposal	9
National planning policy	11
Local planning policy	13
Recent planning history	15
Neighbouring amenity	15
Character and appearance	17
Parking and access	19
Building alterations	19
Street scene	19
Summary	21

Instructions and introduction.

The applicant, Mr Stephen Johnson, has instructed Planning Direct to prepare this planning application.

The application is submitted for the erection of fencing and gating to the front amenity area of The Brambles, Branches Lane, Holbeach, Lincolnshire, PE12 7BE.

The site

The application site, The Brambles, Branches Lane, Holbeach is a two storey semi detached dwelling with garden amenity area located within a predominantly residential part of Holbeach, although there are some commercial and industrial premises nearby.

The property is positioned on the junction of Branches Lane and Fleet Road. On the opposite side of the junction is the Fleet Road Garage. To the rear of the property is a private car park which exclusively serves the Twigletts Nursery School.

Directly on the opposite side of Fleet Road to the application site is a grassed area with some trees and a long hedge which abuts the boundary of an industrial unit accessed from Fleet Road Industrial Estate.

The residential properties within the area are generally of a similar appearance to the application dwelling in terms of architectural design.

The dwelling house, a two storey building with an integral garage and a conservatory, is located within the centre of the application site. To the rear of the dwelling is a garden amenity area, the majority of which is enclosed by timber fencing with a row of conifers along the boundary facing Branches Lane.

The part of the site which is subject to this planning application is the front amenity area which is currently open plan. The majority of this area consists of a hardstanding with space for two or three cars and a small lawn area to the front and side.

The site is not located within a designated conservation area or an Area of Outstanding Natural Beauty.

The proposal

The general proposal is to provide fencing a side gate and a main entrance gate to the front amenity area which is currently open plan.

A five foot high steel barred electronic gate will be erected where the existing access is to the site with two brick pillars (5.5 ft high) erected to either side. The gate will open inwards into the property so that it doesn't impede the pavement or road.

A five foot high side gate will also be erected which will have two brick pillars (5.5 ft high) on either side.

The remainder of the boundary will consist of a wall/fence (5 ft high) and a further two brick pillars (5.5 ft high).

The lower section of the wall/fence (2 ft) will be a brick construction, whilst the upper section of the wall/fence will consist of steel bars to match the gate (3 ft high).

The type of bricks used for the wall will match those used for the construction of the existing dwelling.

Part of the conifer hedge on the side boundary facing Branches Lane will be removed and replaced with the new wall/fence.

The precise details and location of the works are provided on the proposed site plan.

National planing policy

National Planning Policy Framework (May 2011)

Paragraph 14 provides '*At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'*

Paragraph 187 provides 'Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.'

Local planning policy

South East Lincolnshire Local Plan 2011-2036 (Publication version March 2017)

Boston Borough Council and South Holland District Council are working together with Lincolnshire County Council to create a single Local Plan for the area of South Holland and Boston Borough. This plan is due to be submitted to the Secretary of State during June 2017 and will replace the existing South Holland Local Plan 2006.

South Holland Local Plan 2006

The following policies are currently saved from the existing Local Plan and are considered to be the most relevant to this application:

Policy SG17 Protection of Residential Amenity

Planning permission will be granted for development which would not cause material harm to residential amenity.

In considering proposals the following criteria will be taken into account:-

1) the extent of any overlooking or loss of privacy;

2) the extent of any overbearing or overshadowing effect;

3) potential noise nuisance including that associated with vehicular activity;

4) the levels of smell, emissions and pollutants.

Policy SG20 - Extensions and Alterations to Existing Buildings

The extension and alteration of existing buildings will be permitted subject to the following criteria.

In the case of extensions:

1) the scale, design and materials of construction of the extension would not adversely alter the appearance of the building, its visual and architectural relationship with adjoining development or the character of the area;

2) the extension would not materially harm the amenity of adjacent residents by reason of overlooking, overshadowing or loss of light;

3) the operational car parking needs of the development would continue to be met;

4) in the case of extensions to buildings outside defined settlement limits, the extension would be subservient to the host property in terms of scale and would have no material impact on the appearance of the wider landscape.

In the case of alterations:-

5) the alteration would not detract from the character, appearance or historic significance of the building;

6) the alteration would not harm the uniformity of a terraced frontage or otherwise harm the appearance of the local street scene.

Recent planning history

There is no recent planning history at this property.

Neighbouring amenity

The proposal does not involve any alterations or extensions to the existing building and as such there would be no impact whatsoever on neighbouring properties in relation to overlooking, loss of light or privacy and overshadowing.

In general terms it is therefore considered that this proposal would not result in a detrimental impact upon neighbouring amenity.

The proposal therefore complies with Policy SG17 (Protection of Residential amenity).

Character and appearance

It is not considered that the proposals will result in a detrimental impact upon the character and appearance of the area.

The property is not located within a designated Conservation Area so only the general policies within the Local Plan restricting development should be applied to the application.

The surrounding area has a wide range of frontages to residential properties.

Most of the properties within Branches Lane have a variety frontages at varying heights including timber fences, railings, hedges and brick walls. It should be noted that only a small proportion of the properties along this road have open plan front amenity areas.

It is also clearly evident that the properties along Fleet Road, in particular those in close proximity to the application site, have significant boundary frontages. The three residential properties situated on Fleet Road between the Princes Street and Union Street junctions have frontages very similar to our applicant's proposal in terms of design. An example is included below:



It should be noted that, in relation to the appearance of the junction of Branches Lane and Fleet Road, the car repairs garage is already a prominent feature in terms of the street scene. It is not therefore considered that this proposed frontage on the opposite side of the junction would have a negative impact on the character and appearance of the area, particularly when other properties within close proximity have similar frontages.

It is considered that this proposal complies with Policy SG0 (Extensions and Alterations to Existing Buildings) in that '*the alteration would not detract from the character, appearance or historic significance of the building.'*

Parking and access

The existing vehicular access to the property off Branches Lane would remain unaltered by the proposal.

The proposal will still provide sufficient off road space parking spaces for two or three cars in full compliance with the parking standards for the type and size of this residential property.

Building alterations

The proposal will not result in any alterations to the existing dwelling house.

Street sign

Currently there is a free standing ‘Branches Lane’ street sign on the edge of the open plan front lawn on the corner of the Fleet Road and Branches Lane junction. The sign is therefore located within the curtilage of the application site.



It is proposed that the sign (without the posts) will be attached to the wall in a similar position and height as per the proposed plans enclosed with this application. The cost of this work will be borne by the applicant.

It is assumed that the Highways Authority will be consulted by the local planning authority during the planning process. Any concerns raised with this proposal would be taken on board by the applicant and if necessary minor revisons would be made to the plans.

Summary

It is the professional opinion of Planning Direct that this application should be approved as it complies with both national and local planning policies.

In accordance with the NPPF the applicants expects any issues identified during the planning process and potential solutions to be brought to their attention at the earliest opportunity.

The application will not result in a loss of amenity to neighbouring occupiers.

The proposal will not have a detrimental impact upon the character and appearance if the area.

It is evident that similar residential frontages are in existence within close proximity to the application site.