

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H13-1059-18 **Applicant:** Mr Robert Reeves
Proposal: Erection of boundary wall (retrospective)
Location: 12 Station Road Moulton Spalding
Terminal Date: 8th March 2019

Planning Policies

Local Plan July 2006:

SG1 General Sustainable Development
SG14 Design and Layout of New Development
SG17 Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

Section 12 of the National Planning Policy Framework (2018)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	1	0
RESIDENTS	0	0	0	1

CASE OFFICER ASSESSMENT

This is a retrospective application for the erection of a boundary wall to the front of 12 Station Road, Moulton. The proposal is within defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design.

The proposal seeks to provide a wall that is 0.81 metres high with railings above supported by 1.76

metre high pillars. The proposal requires a householder planning application because it is a means of enclosure above 1 metre in height within 2 metres of a highway. The Flemish Antique brick is similar in design to that of the host property.

Policies/Constraints

The Council is in the process of finalising a new Local Plan (the South East Lincolnshire Local Plan). The new Local Plan has been through its formal Examination process and the final report from the Planning Inspectorate has now been received. However, the new Local Plan has yet to be formally adopted. The saved policies in the 2006 Adopted South Holland Local Plan therefore remain material. However, the new Local Plan is now considered to carry significant weight in the decision-making process.

South Holland Local Plan, 2006

As above

South East Lincolnshire Local Plan (scheduled to be adopted March 2019)

Policy 1 - Spatial Strategy;
Policy 2 - Development Management;
Policy 3 - Design of New Development;

Member of public planning concerns

Highway visibility
Parking large vehicles on driveway (not a planning concern)

The County Highways & SUDS Officer and Moulton Parish Council have no objections to the proposal.

Material Planning Considerations

Appearance and impact on the street scene.
Highway safety.

The is not considered to be a material impact on the streetscene. The use of railings above 800mm in height means that the site retains a fairly open character and still allows for visibility of oncoming vehicles when exiting the proposal site and adjacent properties.

In light of the above considerations the proposal is considered to be in accordance with policies SG1, SG14 and SG17 of the South Holland Local Plan, 2006, as well as Section 12 of the National Planning Policy Framework, 2018.

A delegated approval is considered to be appropriate.