

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H23-1027-18 **Applicant:** Richard Brown Ltd
Proposal: Proposed boundary wall
Location: Braeburn House Churchgate Whaplode
Terminal Date: 13th December 2018

Planning Policies

Local Plan July 2016:

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

CASE OFFICER ASSESSMENT

This is an application for a proposed boundary wall to the front of Braeburn House, Churchgate, Gedney. 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 1.78 metres in height. The proposed brick is Jasmine Blend brick with cream mortar.

Whaplode Parish Council support the application and ask that the wall is set back from the footpath

at least one metre. The plans confirm that the wall is set back by one metre. Gates will be sited at the access point and will have a maximum height of 1.83 metres. The proposed gate colour is called Pigeon and will match that of the front door. County Highways & SUDS have no objections to the proposal.

No objections have been received from any neighbours and there is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site.

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.