

## BOROUGH OF KETTERING

<b>Committee</b>	<b>Full Planning Committee - 31/01/2012</b>	<b>Item No: 5.7</b>
<b>Report Originator</b>	<b>Mark Coleman Assistant Development Officer</b>	<b>Application No: KET/2011/0781</b>
<b>Wards Affected</b>	<b>Burton Latimer</b>	
<b>Location</b>	<b>24 Hollands Drive, Burton Latimer</b>	
<b>Proposal</b>	<b>Full Application: Alterations and extension to boundary wall</b>	
<b>Applicant</b>	<b>Mr D Page</b>	

### **1. PURPOSE OF REPORT**

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

### **2. RECOMMENDATION**

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The materials to be used in the construction of the boundary wall hereby permitted shall match, in type, colour and texture those used in the construction of the existing boundary wall enclosing the rear garden of no 24 Hollands Drive, Burton Latimer.

REASON: In the interests of visual amenity in accordance with policy 2 of the East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of plants and shrubs to be planted. The approved scheme shall be carried out in the first planting and seeding seasons following substantial completion of the boundary wall hereby approved. Any plants or shrubs which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 2 of the East Midlands Regional Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

4. The development shall be carried out in exact accordance with the approved plan (drawing no.DP/02 rev B) received by the Local Planning Authority on 13th January 2012 and retained in that form thereafter.

Reason: For the avoidance of doubt, and in the interests of proper planning.

Notes (if any) :-

- NONE

#### **Justification for Granting Planning Permission**

The proposal is in accordance with national and local policies as set out in Planning Policy Statements 1, Policies 2 and 11 of The East Midlands Regional Plan, and Policies 1, 9 and 13 of the North Northamptonshire Core Spatial Strategy. The proposal is also in accordance with adopted Supplementary Planning Document Sustainable Design. The issues relating to character and highway safety are material planning considerations and, in reaching the decision to approve the proposal, have been carefully weighed against all relevant policy considerations.

## **Officers Report**

### **3.0 Information**

#### **Relevant Planning History**

KET/2009/0431 - Construction of a 2m Brick Wall next to garage and along side boundary of the property (Approved 28.09.09) [ 22 Hollands Drive]

#### **Site Description**

Officer's site inspection was carried out on 23<sup>rd</sup> December 2011. The application site is located on the junction of Wheatfield Drive and Hollands Drive in Burton Latimer. The site is occupied by a detached dwelling house with single storey extension to the rear. A detached single garage located in the rear garden area, all of which are constructed from red brick, with a black interlocking concrete tiled roof. To the front is an open plan garden which includes off-street vehicular parking which leads down the side of the house to the garage. Land to the north slopes uphill; as a result, the application site sits higher than the highway to the south, with the rear garden enclosed by a partially retaining wall. Neighbouring properties to the north have a similar relationship with the application site. In the surrounding area, the gardens to the front have an open plan design, with the exception of no. 22 Hollands Drive which was recently granted planning permission to enclose the front garden with a boundary wall. Boundary walls adjacent the highway are a feature of side boundaries to properties in the area, but generally sit lower due to the absence of land level differences. At the time of the site visit, established landscaping to the side (south) of the application site had been removed; this was present at the time of the earlier application KET/2011/0228.

#### **Proposed Development**

The proposal is to alter the existing boundary wall to enclose some of the land to the south which was previously laid out to landscaping. The wall would extend closer to the highway to the south by 1m, and also to the front of the property to provide a side pedestrian access to the rear garden. The height of the wall varies as a result of the changing slope of the land and the wall, but is shown in 4 distinct sections, with their maximum heights being 0.6m, 1.3m, 1.8m, 2.4m respectively.

#### **Any Constraints Affecting The Site**

None

### **4.0 Consultation and Customer Impact**

#### **Parish/Town Council**

No comment

#### **Neighbours**

Objection from the occupiers of no 1 Wheatfield Drive, Burton Latimer. Grounds of objection relate to the proposed wall obstructing visibility and adversely affecting highway safety.

Objection from the occupiers of no. 24 Hollands Drive, Burton Latimer. Grounds of objection relate to the proposed wall being out of character with the surrounding area, and will obstruct visibility which will have an adverse impact on highway safety.

### **NCC Highways**

Objection on the grounds that the boundary wall is within 500mm of the highway.

## **5.0 Planning Policy**

### **National Policies**

Planning Policy Statement 1: Delivering Sustainable Development

### **Development Plan Policies**

#### **East Midlands Regional Plan**

Policy 2: Promoting Better Design

Policy 11: Development in the Southern Sub-area

#### **North Northamptonshire Core Spatial Strategy**

Policy 1: Strengthening the Network of Settlements

Policy 9: Distribution and Location of Development

Policy 13: General Sustainable Development Principles

### **SPGs**

Sustainable Design

## **6.0 Financial/Resource Implications**

None

## **7.0 Planning Considerations**

The key issues for consideration in this application are:-

### 1. Principle of development

The proposed development involving alteration to an existing boundary wall serving an existing dwelling located within an existing settlement area is supported in principle by CSS policies 1 and 9, and Policy 11 (EMRP). CSS Policy 13 seeks a high standard of design which respects and enhances the character and visual amenity of the surrounding area; and does not result in unacceptable impacts on neighbouring amenity through loss of light or overlooking. This is supported by national policy advice in PPS1 and PPS3 and at a regional level by Policy 2 (EMRP). It is considered that the development broadly meets these policy objectives, subject to detailed considerations discussed below.

### 2. Impact on residential amenity

The proposed boundary wall alterations are located adjacent to the highway,

and are sufficient distance away from neighbouring residential properties so as not to have an adverse impact on their residential amenity. As a result, the proposal is considered acceptable and in accordance with the relevant parts of Planning Policy Statement 1 (Delivering Sustainable Development), Policy 2 (EMRP) and Policy 13 (CSS).

### 3. Impact on visual amenity

The surrounding area is characterised by open plan gardens to the front of dwellings and brick boundary walls to the side where they are located adjacent the highway. Within the immediate area, the exception to this is at no. 22 Hollands Drive where a front boundary wall was permitted in 2009 under the existing Development Plan Policies.

The majority of boundary walls in the area are approximately 1.8m high and constructed from red brick, coped with a course of blue bricks. However, the existing wall enclosing the rear garden of the application site is higher (approx 2.4m high) due to ground level differences; as a result, part of the wall acts to retain land, and part to enclose the garden serving the property.

Despite objection from the occupier of 22 Hollands Drive concerning the height of the proposed wall, the proposed development does not seek to increase the height of the existing wall, but proposes to extend its length and change its path. Similar to the wall permitted in 2009 enclosing land at 22 Hollands Drive, the proposed boundary wall steps down in height, but to a greater extent, thus achieving greater a more open plan appearance in accordance with the character of the surrounding area.

In addition to this, a small section of garden land is also maintained to the south of the wall where it is higher. It is recommended that a landscape condition be applied for low level landscaping of this land in order to give a soft edge to the wall which will enhance its appearance within the street scene and lessen its overbearing impact where it sits higher as a result of the retaining wall and is positioned closer to the highway . A condition is also recommended to secure the use of matching materials which match those used on the existing wall. Subject to this, it is considered that the proposal will have an acceptable impact on visual amenity and accords with the relevant parts of Planning Policy Statement 1 (Delivering Sustainable Development), Policy 2 (EMRP) and Policy 13(CSS).

### 4. Impact on highway safety

Two third party objections have been received on the basis that the proposed wall will limit visibility within the street and adversely affect highway safety. With respect of the proposal's impact on the existing vehicular access serving no.1 Wheatfield Drive to the rear (east) of the site, the existing pedestrian visibility splay remains unaltered and stills exceeds minimum standards set out within NCC Highways standing advice. Vehicular visibility splays also remain sufficient; as a result, no objection has been made by NCC Highways on this point, although objection has been made in respect of the lower wall to the front being within 500mm of the highway. In response to this, the applicant has submitted an amended plan to address this concern. As a result, the proposal

is considered to have an acceptable impact on highway safety, and accords with the relevant parts of Planning Policy Statement 1 (Delivering Sustainable Development), Policy 2 (EMRP) and Policy 13 (CSS).

### **Conclusion**

The proposal is acceptable in principle and in terms of visual and neighbouring amenity, and in terms of its impact on highway safety, subject to conditions referred to within this report. Subject to conditions already discussed, and in accordance with the statutory duty of Section 38 (6) of the Planning and Compensation Act 2004 Act, the proposed development is acceptable and recommended for approval.

#### **Background Papers**

Title of Document:

Date:

Contact Officer:

Mark Coleman, Assistant Development Officer on 01536  
534316

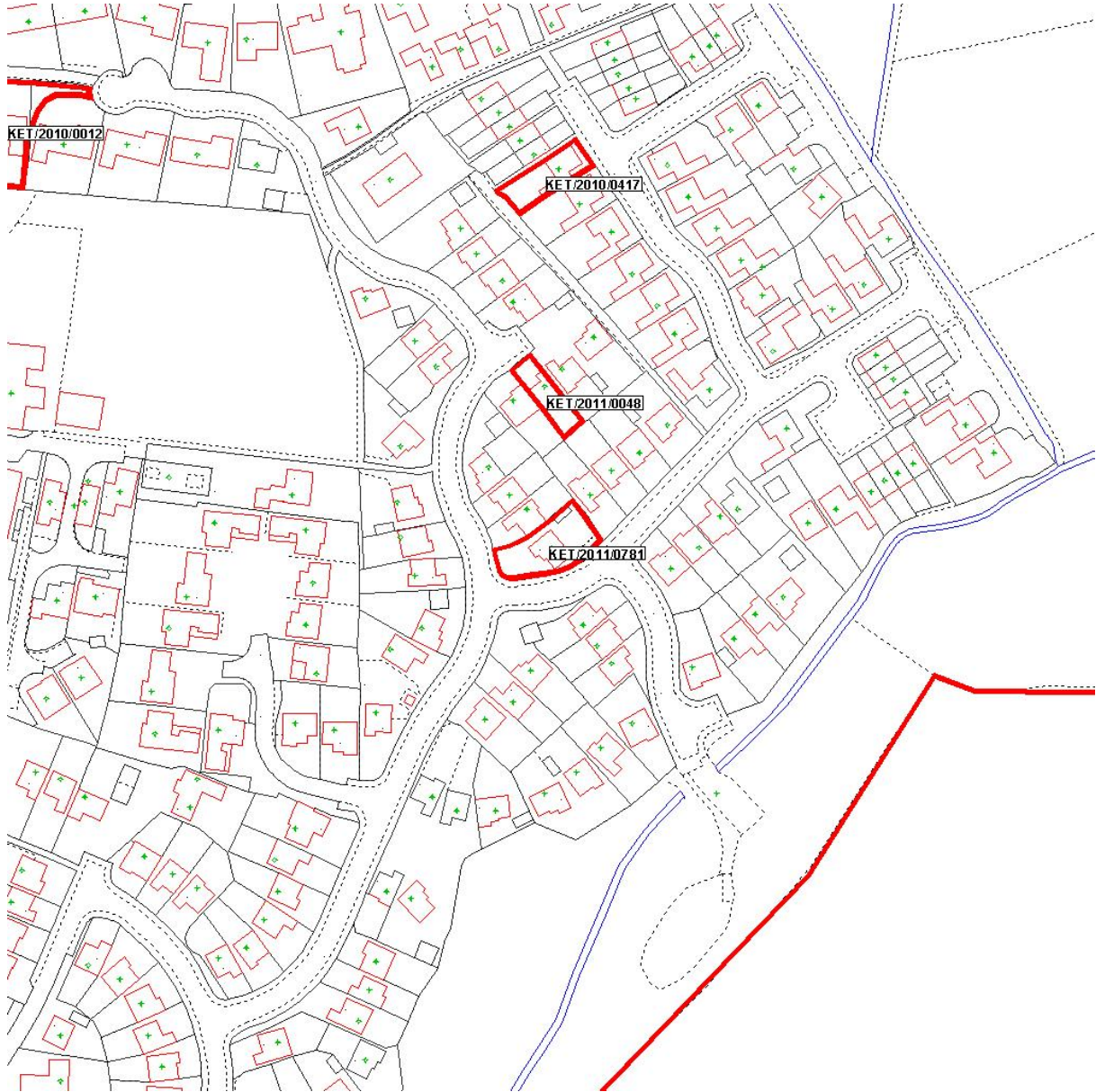
#### **Previous Reports/Minutes**

Ref:

Date:

## SITE LOCATION PLAN

24 Hollands Drive, Burton Latimer  
Application No.: KET/2011/0781



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