

Recommendation: GRANT PLANNING PERMISSION IN RETROSPECT

The Highway Authority have no adverse comment to this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The retention of the proposed wall and fence would not cause any significant harm to the character of the area. The wall and fence is of a good design and quality and is not out of keeping with the area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The neighbouring property to the west (No.15) can visually see the front boundary wall along the east elevation, due to the height of the wall along this section being 0.95 m with brick piers of 1.17m up to 1.90m therefore, the impact on this neighbouring property would be minimal.

7.6 The neighbouring properties to the east elevation (No.s 14 to 22) have a distance of at least 10 metres from the boundary to the development, therefore the impact on these neighbouring properties would be minimal.

7.7 The neighbouring property to the north (No. 35) is a distance of 10 m away from the boundary of No.11. No. 35 also benefits from an approximate 2m wooden close boarded fence with concrete post along the eastern boundary. Therefore the impact of this development on this neighbouring property would be minimal.

7.8 Previously there was a high hedge approximately 3m in height around the boundary separating No. 11 and No.9, the wall and fence are significantly lower therefore the

development will have less of an impact on this neighbouring property.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/19/00113 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 25 January 2019
Location Plan - Received 25 January 2019
Site Layout Plan - Drawing No. 5161/200 - Received 25 January 2019
Proposed Garden Walling - Drawing No. 5161/1 - Received 25 January 2019
Reason: - To ensure provision of a satisfactory development.