

Redcar and Cleveland Borough Council

Planning (Development Management)

APPLICATION NUMBER: R/2018/0065/FF
LOCATION: 299 WEST DYKE ROAD REDCAR TS10 4LX
PROPOSAL: 1800MM HIGH BOUNDARY ENCLOSURE TO
FRONT AND SIDE INCORPORATING BRICK
PIERS, RAILINGS AND FENCE PANELS

APPLICATION SITE AND DESCRIPTION

Permission is sought for the erection of a 1.8m boundary enclosure to the front and side incorporating brick piers, railings and fence panels at 299 West Dyke Road, Redcar. The works have already been completed and retrospective consent is sought.

The application site was previously enclosed by a dwarf wall with infill railings.

The application site is a corner property on the junction of West Dyke Road and Lorton Road.

Various extensions have been carried out to the dwelling in the last year following approval in 2016, under application R/2016/0356/FF.

A previous application was considered at the application site for a 1.8m boundary wall which consisted of 1.8m brick piers with timber infill panels. This application was refused due to concerns with the design and the use of timber infill panels around the front and side of the property.

The application has been supported by existing and proposed elevation plans of the boundary enclosure.

While the application is now being considered retrospectively, as the works have been carried out, Members should be aware that upon submission of the application works had not commenced.

DEVELOPMENT PLAN

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

NATIONAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

REDCAR & CLEVELAND LOCAL DEVELOPMENT FRAMEWORK (LDF)

CORE STRATEGY DPD

CS20 Promoting Good Design

DEVELOPMENT POLICIES DPD

DP2 Site Selection
DP3 Sustainable Design

EMERGING LOCAL PLAN

On 19 April 2017, the Council formally submitted the Local Plan Publication Draft (together with the Council's proposed Main Modifications) to the Secretary of State for examination. The Inspector's Report in to the Examination of the Redcar & Cleveland Local Plan was published on 23 March 2018 and finds that the Local Plan provides an appropriate basis for planning in the borough, provided the recommended main modifications are made. Para 216 of the National Planning Policy Framework states that from the day of publication, decision makers may give weight to relevant policies in emerging plans according to; the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies in the plan and the degree of consistency with the NPPF. Until the plan is adopted in spring 2018 decisions on applications will reflect this approach.

SD4 General Development Principles

OTHER POLICY DOCUMENTS

Residential Extensions and Alterations Supplementary Planning Document

PLANNING HISTORY

R/2016/0566/FF 1.8m high boundary wall to front and side. Refused 21/11/16

R/2016/0356/FF Demolition of existing conservatory and replace with two storey extension at side; installation of 3 dormers at front; canopy at front. Approved 16/08/16

RESULTS OF CONSULTATION AND PUBLICITY

As a result of the public consultation process two letters of objections have been received raising the following comments;

- The work has been carried out in advance of permission being granted
- Fence when considered along with parking habits in the area impacts on highway safety at the site
- Fence has poor aesthetics
- Fence not in keeping with local area

Councillor Foster

A request has been made for the application to be considered by the Regulatory Committee

Redcar and Cleveland Borough Council Development Engineers

No objections from a highway point of view. The proposed fence does not have an adverse impact on the visibility of drivers exiting from Lorton Road. The side fence has also been chamfered to allow sufficient pedestrian/vehicle intervisibility for drivers emerging from the neighbouring property.

Please condition that there should be no obstruction of the adopted highway during the works, without prior permission of the highway authority.

CONSIDERATION OF PLANNING ISSUES

The main considerations in the determination of the application are;

- the impacts on the character and appearance of the area and
- the impacts on highways safety.

Impacts on the character and appearance of the area

The proposed boundary treatment consists of the existing dwarf wall with a mix of railings and infill timber panels. The railings have been installed at the front of the site and half way round the corner of the property, with the remainder of the wall being infilled with the timber panels.

It is accepted that the boundary treatment does alter the previous appearance of the site, however it is considered that given the presence of other fences along the West Dyke Road frontage, the overall character and appearance of the area will not be adversely affected.

Changes have also been made to the design of the boundary treatment following the refusal of a previous application with the introduction of the railings to the front of the site to replace previously proposed timber infill panels. The revised design is considered to be more appropriate for the application site.

Considering the mix of boundary treatments within the wider area, it is concluded that the proposed boundary treatment although different from what previously existed at the site, complies with national policy set out in the NPPF and policies CS20, DP2 and DP3 of the Local Development Framework, policy SD4 of the emerging Local Plan and the Residential Extensions and Alterations Supplementary Planning Document.

Impacts on highways safety

The Councils Development Engineers have reviewed the application and have no objections to the proposal.

The development is not considered to have an adverse impact on the visibility of drivers exiting from Lorton Road onto West Dyke Road, while the side fence has also been chamfered to allow sufficient pedestrian/vehicle intervisibility for drivers emerging from the neighbouring property (1 Lorton Road).

The application is therefore considered to comply with national policy in the NPPF and policy DP3 of the Local Development Framework and policy SD4 of the emerging Local Plan with regard to highway safety.

Other Considerations

Given the nature of the development and the location the application raises no issues in terms of neighbour amenity.

The application due to its scale, location and design is not considered to raise issues in terms of crime prevention.

CONCLUSION

For the reasons outlined above the application is considered acceptable. The boundary wall and fence is not considered to have an adverse impact on the character and appearance of the area with the provision of railings at the front of the site maintaining to a degree the open character of the corner plot. The application provides sufficient visibility to ensure the proposal raises no issues in terms of highways safety. The application accords with policies CS20, DP2 and DP3 of the Local Development Framework, policy SD4 of the emerging Local Plan and the guidance contained within the Residential Extensions and Alterations Supplementary Planning Document.

RECOMMENDATION

Taking into account the content of the report the recommendation is to:

GRANT PLANNING PERMISSION subject to the following conditions:

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

External Wall Details (Rev A) received by the Local Planning Authority on 05/02/18

Elevations received by the Local Planning Authority on 05/02/18

REASON: To accord with the terms of the planning application.

STATEMENT OF COOPERATIVE WORKING

Statement of Co-operative Working: The Local Planning Authority considers that the application as originally submitted did not meet with the local policies and guidance. Following discussions with the applicant / agent a satisfactory scheme has been negotiated.