



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

30th May 2024



S24/0439

Proposal	Installation of a pair of metal gates 1.8m high with a gap between posts (opening) of about 3.1m. Additional side panels to be installed (same product and height) to complete the boundary fence. Access will allow storage of a caravan to the side of the property.
Location	39 Lincoln Close, Grantham, Lincolnshire, NG31 8RQ,
Applicant	Mr Christian Polzin
Reason for Referral to Committee	Applicant is a member of staff
Key Issues	Impact on the character and appearance of the area Impact on neighbouring amenities

Report Author

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Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Grantham Barrowby Gate

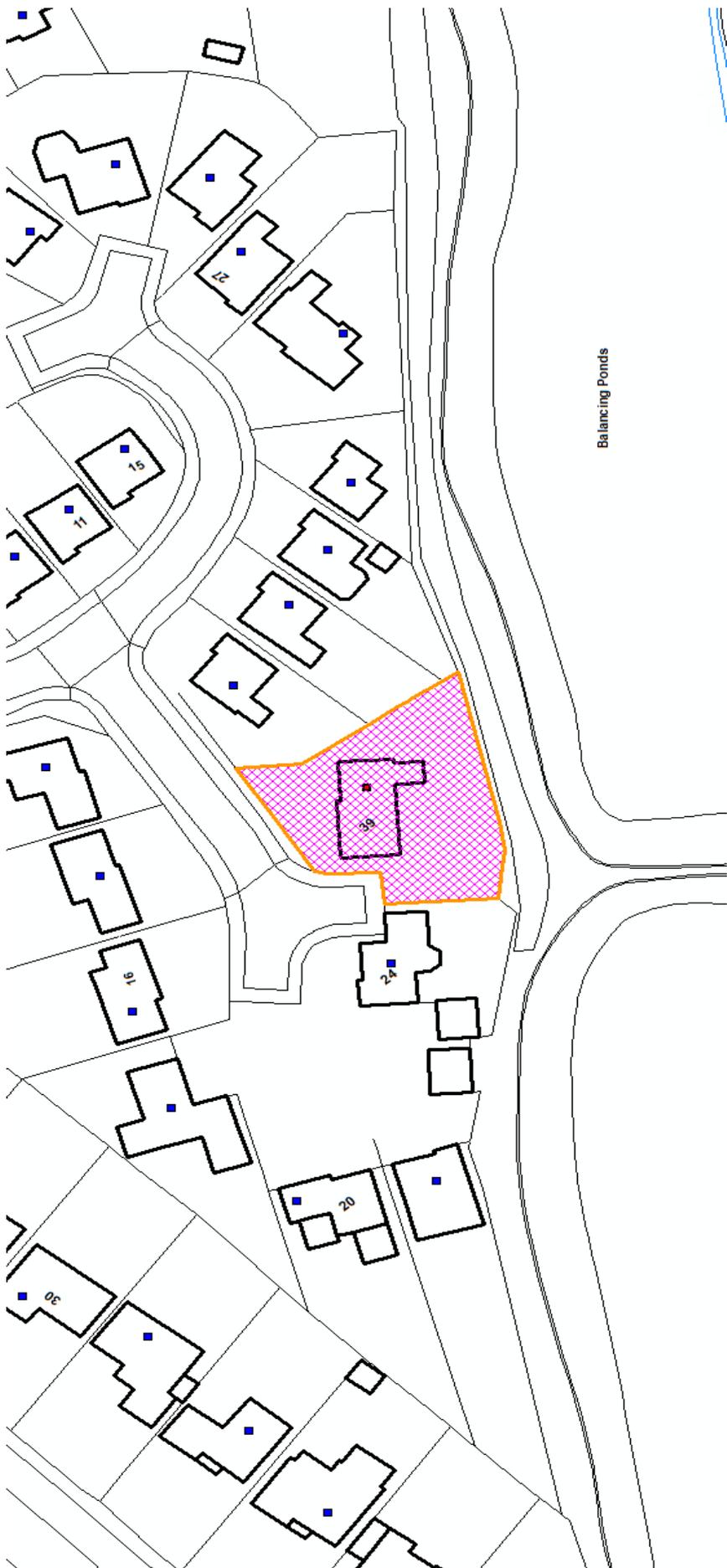
Reviewed by:

Adam Murray – Principal Development Management Planner

20 May 2024

Recommendation (s) to the decision maker (s)

To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.



Key



Application
Boundary



1 Description of Site

- 1.1 The application site is a detached two storey dwelling with a driveway and garage set back from the main road on Lincoln Close, Grantham. The site is surrounded by dwellings of similar designs and scales.

2 Description of proposal

- 2.1 The application proposes the installation of a pair of metal gates, 1.8m high with a gap between posts (opening) of approximately 3.1m. Additional side panels to be installed (same product and height) to complete the boundary fence. Access will allow storage of a caravan to the side of the property.

3 Relevant History

- 3.1 No relevant planning history

4 Relevant Planning Policies & Documents

- 4.1 **SKDC Local Plan 2011 – 2036**
Policy DE1 - Promoting Good Quality Design
Policy SD1 – The Principles of Sustainable Development in South Kesteven
- 4.2 **National Planning Policy Framework (NPPF)**
Section 12 - Achieving well-designed places
Section 9 - Promoting sustainable transport

5 Representations Received

- 5.1 **Lincolnshire County Council Highways:**
5.1.1 No objections

6 Representations as a Result of Publicity

- 6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and no letters of representation have been received.

7 Evaluation

- 7.1 The proposal relates to the installation of a boundary fence and gates. This proposal is considered to be acceptable in principle and in accordance with Policy SD1 (The Principles of Sustainable Development in South Kesteven) of the adopted Local Plan subject to assessment against site specific criteria. These include the impact of the proposal on the character or appearance of the area, impact on the residential amenities of neighbouring occupiers, and impact on highway safety, which are discussed in turn as follows.

7.2 Impact on the character and appearance of the area

- 7.2.1 The proposed fence and gates would be visible from the street scene and of an appropriate scale. Additionally, the proposed materials would be sympathetic to the surrounding context.
- 7.2.2 Therefore, there would be no unacceptable visual impact caused on the character and appearance of the area.
- 7.2.3 By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host dwelling, street scene and surrounding context in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.3 Impact on the neighbours' residential amenities

- 7.3.1 The proposed gates and fencing would be to the west of the dwelling and a continuation of the fencing of the neighbouring property, 24 Lincoln Close. The proposal would cause no unacceptable adverse impact on the neighbouring amenities by means of overbearing, overshadowing, or overlooking.
- 7.3.2 Taking into account the nature of the proposal, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the NPPF Section 12, and Policy DE1 of the Local Plan.

7.4 Highways Impact

- 7.4.1 Lincolnshire County Highways were consulted and returned no objections to the proposal.
- 7.4.2 The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the NPPF Section 9.

8 Crime and Disorder

- 8.1 It is considered that the proposal would not result in any significant crime and disorder implications.

9 Human Rights Implications

- 9.1 Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

10 Conclusion

- 10.1 Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9 and 12) and Policy DE1 of the South Kesteven Local Plan. There are no material considerations to indicate that planning permission should be withheld, but appropriate conditions are included.

11 Recommendation

- 11.1 To authorise the Assistant Director – Planning to GRANT planning permission, subject to conditions.

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:

- i. Location Plan – Date received: 08/03.2024.
- ii. Block Plan- Date received: 18/04/2024.
- iii. Elevation Plan- Date received: 08/03/2024.

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Occupied

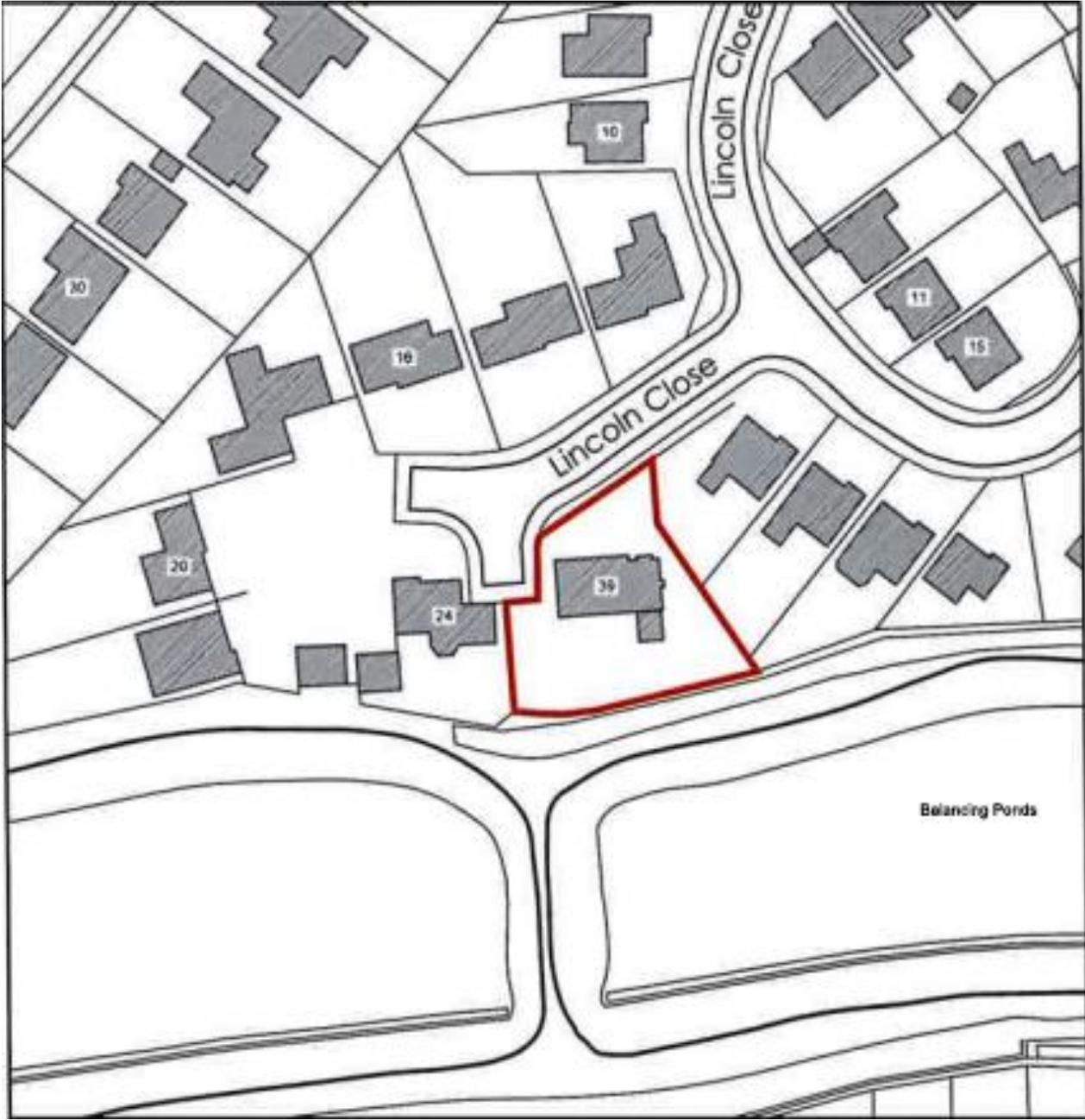
- 3) Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms and approved drawings unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

Standard Note(s) to Applicant:

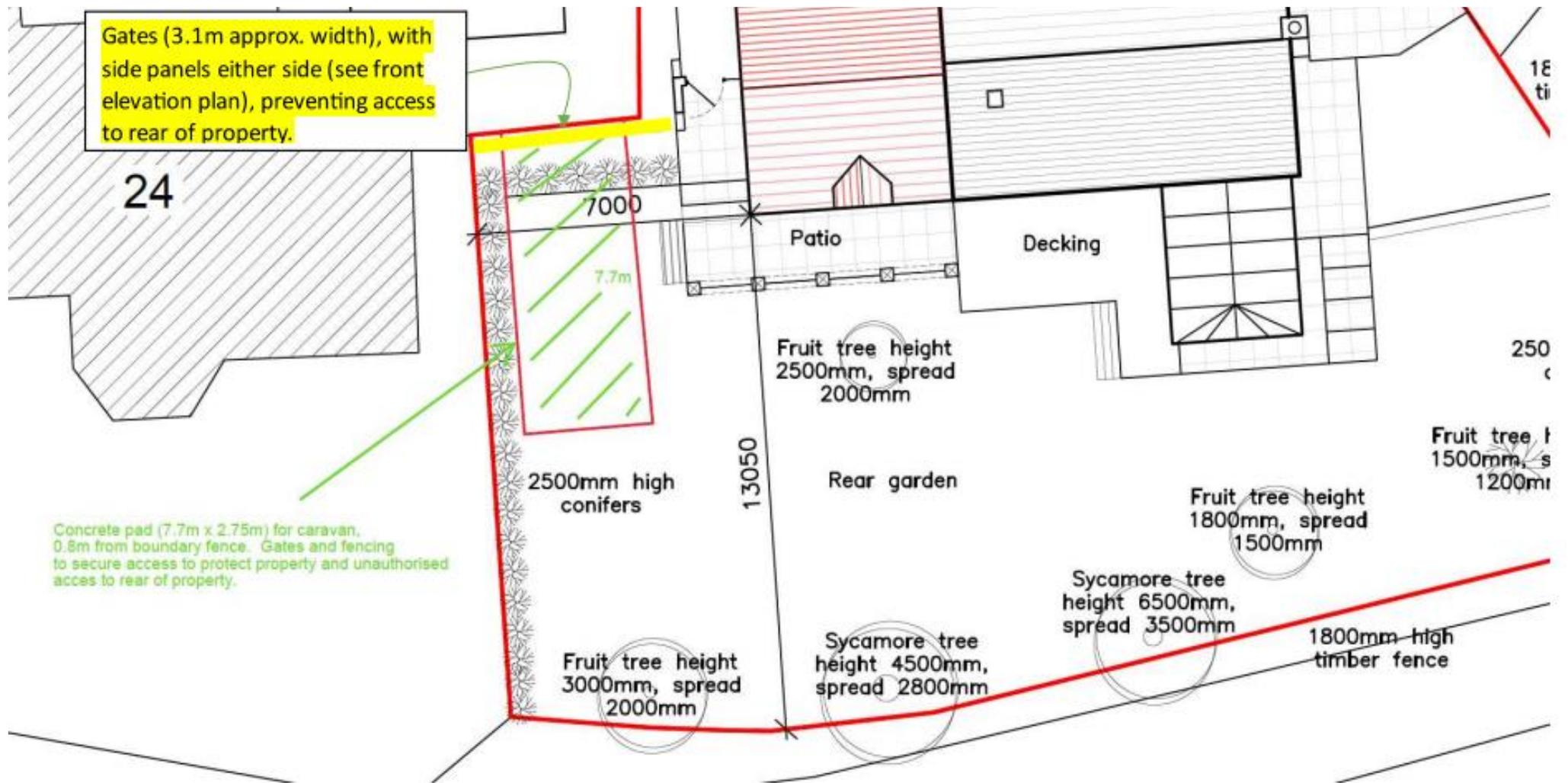
- 1 In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.
- 2 The permitted development requires the formation of a new/amended vehicular access. These works will require approval from the Highway Authority in accordance with Section 184 of the Highways Act. Any traffic management required to undertake works within the highway will be subject to agreement. The access must be

constructed in accordance with a current specification issued by the Highway Authority. Any requirement to relocate existing apparatus, underground services, or street furniture because of the installation of an access will be the responsibility, and cost, of the applicant and must be agreed prior to a vehicle access application. The application form, costs and guidance documentation can be found on the Highway Authority's website, accessible via the following link: <https://www.lincolnshire.gov.uk/licences-permits/apply-dropped-kerb>.



Site Location Plan

Block Plan



Proposed Elevation Plans

