
Delegated report Officer: Ann Garfield

Application ref. DMPA/2019/0860

Erection of four 2.43m high fence panels at 123 Station Road, Hatton, Derby, DE65 5EJ

Valid date: 16/07/2019

Consults expired: 29/08/2019

EIA development?

This decision is delegated to officers under the terms of the current Scheme of Delegation.

Relevant planning history

9/2010/0037: Retrospective application for the retention of fencing – approved 15/03/2010

Responses to consultations and publicity

County Highways: No objections.

No other responses received.

Relevant policy, guidance and/or legislation

The relevant policies are:

- Local Plan Part 1 (LP1): S1, S2, SD1, BNE1, INF2
- Local Plan Part 2 (LP2): H27

The relevant local guidance is:

- South Derbyshire Design Guide Supplementary Planning Document (SPD)

The relevant national policy and guidance is:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

Planning considerations

Taking into account the application made, the documents submitted (and supplemented and/or amended where relevant) and the site and its environs; the main issue(s) central to the determination of this application is/are:

- Character and appearance of the area, including scale;
- Highway safety; and
- Neighbouring amenity

Planning assessment

Character and appearance of the area

The application site is within a built-up area of Hatton and occupies a corner position with Yew Tree Road. The property is currently enclosed by a mix of 1m high fence panels close to the junction with Station Road with 2.43m high panels further along Yew Tree Road. It is proposed to replace four of the existing 1m high panels close to the junction with 2.43 high panels. The materials and colour would remain as existing. Several properties in the surrounding area have similar enclosures of the same height with no detriment to the character or appearance of the area and it is considered therefore that this proposal would not result in a detrimental impact of the character and appearance of this part of Hatton.

Highway Safety

The County Highways Officer has no objections as there is unlikely to be any adverse impact on views when emerging onto Station Road from Yew Tree Road.

Neighbouring amenity

There are no near neighbours that would be affected by the change in the height of the fencing. The main change would be along the first part of Yew Tree Road; however the closest property (No.125 Station Road) has its primary windows facing away from the site. There is thus no concern in this respect.

Recommendation

Approve with Conditions

None of the other matters raised through the publicity and consultation process amount to material considerations outweighing the assessment of the main issues set out above, noting that conditions or obligations have been attached where meeting the tests for their imposition. Where relevant, regard has been had to the public sector equality duty, as required by section 149 of the Equality Act 2010 and to local finance considerations (as far as it is material), as required by section 70(2) of the Town and Country Planning Act 1990 (as amended), as well as climate change, human rights and other international legislation.

Recommendation made:	05/09/2019
Report agreed:	09/09/2019
Authorised officer:	Chris Nash
