

Regeneration and Economic Development Department

APPLICATION NO: 21/00638/FUL

APPLICANT: Mr Michael Earley

WARD AFFECTED: Shevington

DEVELOPMENT: ERECTION OF 900MM HIGH FENCE AND GATE (FENCE POSTS 950MM HIGH) TO FRONT AND SIDE BOUNDARY.

LOCATION OF SITE: 35 Yoxall Drive, Tower Hill, Kirkby, L33 4HS

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES – KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours.

As a result, 2 letters of support and 1 letter of objection have been received. The reasons for objection are as follows:

- Negative impact on the visual amenity of the surrounding area.
- It would set a precedent for further fencing

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposal relates to a two-storey detached property, on Yoxall Drive. The property is located within a modern housing development in Kirkby and the surrounding areas consists of a mixture of similar detached dwellings and semi-detached dwellings. The estate is open plan in character.

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PS/DC/OP04/05	003	23/9/02

Permission is sought for the installation of a 0.9m high fence along part of the southern side boundary, the front boundary up to the existing drive and alongside part of the drive.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic fencing would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed fencing would adjoin the existing side extension, span the remaining length of the southern side boundary, forward of the property until it reaches the front boundary line. The fencing would then follow the curved front boundary line, until reaching the existing driveway, with an additional length of 4.7m alongside part of the driveway, separating the garden area. The fencing would include a pedestrian gate to serve the pathway to the main door.

The dwelling and the surrounding area are characterised by open plan frontages. However, opposite the site, the property at 60 Yoxall Drive has railings along one of the side boundaries, which appears to separate the driveway for this dwelling and the adjacent garage/driveway. The proposed boundary treatment would be similar in appearance.

As the plot sits on the outward curve of the road, the fencing would help to frame the corner. It is claimed that the open garden space is problematic with pedestrians walking across the area given the corner position. The introduction of the boundary treatment would help to create a more defensible space and would put a stop to passers-by taking short-cuts across the private garden area. The proposed design of the open railings would allow views through the boundary treatment and would help minimise the visual impact. For these reasons, it is considered that in this location the boundary treatment proposed would not be unacceptable and would not have a detrimental impact on the overall character of the area.

The fencing would have no significant effect on the residential amenity of any of the surrounding dwellings. Neither would it impact on the existing parking or access arrangements for the property and therefore wouldn't raise any concerns regards highways safety.

CONCLUSION

Given the position of the boundary treatment, together with the design, it is considered that the proposal would have an acceptable appearance and would not unduly affect the character of the area. There would be no detrimental impact on the residential amenity of the surrounding properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

RECOMMENDATION:

That Planning Permission be granted for the following reason(s):-

- 1) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/08/2021	TQRQM1931013 5214265		LOCATION PLAN
24/08/2021	01	-	PROPOSED ELEVATIONS

Informatives

Louise Everard

5 November 2021

Signed by

Mark Quinn

12/11/2021

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PS/DC/OP04/05	003	23/9/02