

The application seeks full planning permission for the retention of a repositioned boundary fence along the western boundary of No. 5, adjacent to Slindon Close, Chesterton.

The application site is located within the urban area of Newcastle as defined by the Local Development Proposals Framework Map.

The 8 week period for the determination of this application expires on 26th April 2018.

RECOMMENDATION

PERMIT subject to conditions relating to the following matters:

1. Approved Plans

Reason for Recommendation

The development is considered to represent appropriate development that would not harm the character or appearance of the existing dwelling or the surrounding area. The development therefore complies with the policies of the development plan and the aims and objectives of the National Planning Policy Framework 2012.

Statement as to how the Local Planning Authority has worked with the applicant in a positive and proactive manner in dealing with this application

The development is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework. As such, no amendments were considered necessary to the application.

KEY ISSUES

The application seeks retrospective full planning permission for the retention of a repositioned boundary fence along the western boundary of No. 5, adjacent to Slindon Close, Chesterton.

The application site is located within the urban area of Newcastle as defined by the Local Development Proposals Framework Map.

The key issues for consideration in the determination of this application are considered to be:-

- Is the design and impact on the visual amenity of the area acceptable?

Is the design of the proposed development acceptable?

The NPPF states that the government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development is indivisible from good planning and should contribute positively to making places better for people.

Policy CSP1 of the adopted Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CSS) details that new development should be well designed to respect the character, identity and context of the area.

The application is for full planning permission for the retention of a two metre high close boarded fence with concrete posts and gravel boards. The fencing stretches the entire length of the western boundary (16 metres) and is marginally set back behind the adjacent public footpath.

The dwelling is sited on a prominent corner plot within Slindon Close and whilst there is an extensive amount of new fencing present this is not considered to be detrimental to the character or appearance of the locality. The adjacent property of No. 2 Slindon Close has implemented a similar scheme in both design and scale to the application being considered here. Therefore the fencing would not appear out of context within the context of this residential area.

The design of the development is considered acceptable and would accord with Policy CSP1 of the Newcastle under Lyme and Stoke on Trent Core Spatial Strategy (CSS) and the provisions of the NPPF.

APPENDIX

Policies and Proposals in the approved Development Plan relevant to this decision:-

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006 – 2026](#)

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

Policy CSP1: Design Quality

Other Material Considerations

National Planning Policy

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Draft revised National Planning Policy Framework \(March 2018\)](#)

Other Guidance

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

Relevant Planning History

None relevant to the determination of this application.

Views of Consultees

None

Representations

None received to date

Applicant/agent's submission

The application is supported by the requisite plans. These documents can be viewed by following this link to the application file on the Councils website;

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/18/00195/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

11th April 2018