

Member Interest:

Delegated Report

Application Number: V/2025/0635

Address: 4, Hankin Avenue, Underwood, Nottinghamshire, NG16 5FU

Description of Works: Proposed 2m Fencing to Front and Side Elevation

The Application	Proposed 2m Fencing to Front and Side Elevation
Policy Considerations	Ashfield Local Plan Review (ALPR) (2002) ST1 – Development ST3 – Named Settlement National Planning Policy Framework (NPPF) (2024) Part 9 – Promoting sustainable transport Part 12 – Achieving well designed places JUS-t Neighbourhood Plan
Relevant Planning History	V/1975/0268 – Site for 42 houses 38 flats 12 bungalows and 29 lock-up garages - Conditional
Summary of comments received	Residents 1 comment has been received objecting to the proposal and raising the following: <ul style="list-style-type: none">- Lower fence would be more appropriate- 2m fence would not be in keeping with open plan nature of front and sides of adjacent properties- Application for school fencing raised concerns over 1.9m fence and required set back and planting to soften impact and was less intrusive- Application for school required visibility splays, similar condition should be applied as proposal could impact visibility- Desmond Court Car park would be hidden from view, recent incidents of anti-social behaviour in this area 1 comment has been received supporting the proposal and raising the following: <ul style="list-style-type: none">- Happy that plans don't include a front fence, this would block sun to garden- Strange bit of garden which will be made bit more private- Plans will bring out dark hidden corners of shared car park and some residents may not like this NCC Highways

	<ul style="list-style-type: none"> - No details submitted demonstrating achievable pedestrian visibility splays adjacent the existing vehicle access onto Hankin Avenue. No splays have been introduced within the scheme that would safeguard inter-visibility between driver and pedestrian using the adjacent highway close to the vehicle access point. Fence must be reduced to no higher than 600mm within 2m of the site curtilage edge adjacent to the vehicular access point. - Although not strictly an adopted highway issue but still a safety concern is the restricted inter-visibility for drivers using the car park where both driver's entering and egressing the parking spaces adjacent the proposed boundary fence will be impeded by its new height. - Recommend the height of the fence is also reduced in this location ideally the new fence should be no higher than 600mm along the northern boundary of the application site within a distance of 5m from the boundary line. - Expect the applicant to submit drawings demonstrating the above amendments in the interest of pedestrian safety.
Comments on above	-
Summary	<p>The Site and Application</p> <p>The application site comprises a semi-detached dwelling located on Hankin Avenue in the named settlement of Underwood.</p> <p>The application seeks consent to erect a 2m boundary fence.</p> <p>It is also noted that the application details the intention to move the front door on the front elevation, replace a rear ground floor window with patio door and install a permeable drive and dropped kerb. The moving of the front door and installation of a patio door are considered unlikely to require planning permission. The installation of a drive is detailed in the submitted plans as not requiring planning permission.</p> <p>As such these aspects will not be considered in the determination of this application.</p> <p>Visual Amenity</p> <p>The application site has a front garden which extends to the front of the property and then extends alongside the adjacent car park to the north of the dwelling. The proposed fence will run along the site boundary starting at the front elevation of the dwelling, extending north along the boundary with the car park before running along the curve of the car park entrance to the pavement. The fence will be a 2m high timber fence.</p> <p>Properties within the vicinity of the site are mostly set back from the road and characterised generally by open frontages with most having either no front boundary treatment or a soft front boundary treatment (hedges, planting etc). Where there are boundary treatments on</p>

frontages they are mostly low boundary walls or fences with the exception of a higher rear garden fence due to the orientation of a dwelling and the green mesh fencing around the health centre across the road from the site. However it should be noted that it is not clear whether all benefit from planning permission. In addition the mesh fencing of the health centre allows a view through whereas the proposed fencing is solid timber.

Concerns have also been raised by a resident in respect of the fence not being in keeping with the open plan nature of the adjacent dwellings or the nearby school.

The proposal will introduce a 2m high fence forward of the principle elevation of the dwelling and will enclose part of the existing car park to the north of the application site. This in turn will appear at odds with the open character of the area and street scene and will have a detrimental impact on visual amenity.

Residential Amenity

A comment has been received by a resident supporting the application along with a comment objecting. The points of objection have been considered under the relevant headings within this report. In relation to residential amenity concerns were raised in respect of the car park being hidden from view and recent anti-social behaviour issues.

Due to the siting of the fence set away from neighbouring properties it is considered unlikely that it would have any detrimental impacts on residential amenity in relation to overlooking, overbearing, overshadowing and loss of privacy.

The concerns raised by the resident in relation to anti-social behaviour are however noted and the fencing would reduce natural surveillance of the car park from the road.

Highway Safety

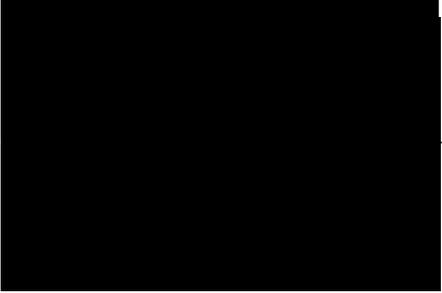
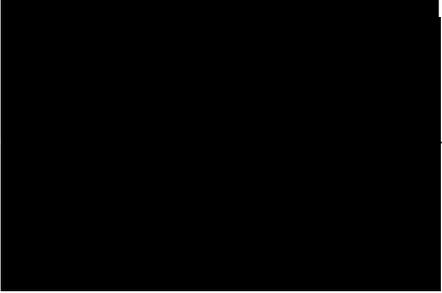
Nottinghamshire County Council Highways have raised concerns on the application in respect of an impact on pedestrian safety as the application fails to demonstrate that adequate visibility can be achieved at the junction of the adjacent car park or within the car park. They have advised that areas of the fence should not exceed 600mm in height to mitigate this.

As such it is considered that the proposal is likely to result in a detrimental impact on pedestrian and vehicle safety as it has not demonstrated adequate visibility which could result in a pedestrian/vehicle conflict.

Conclusion

Having assessed the submitted information and relevant comments received against all relevant policies and material planning considerations it is considered that the proposal would have a detrimental impact on visual amenity and character of the street scene

	and the application has failed to demonstrate that adequate visibility can be provided to the detriment of pedestrian safety. As such the application is recommended for refusal for the reasons below.		
Recommendation	FULRE		
	Reason Code	Text	Monitor
	1.	<p>The proposed fencing would appear at odds with the prevailing open character of the street scene, and would be detrimental to the visual amenity of the surrounding area due to the design and siting. The proposal is therefore considered contrary to policy ST1 of the Ashfield Local Plan Review (2002) and Part 12 of the National Planning Policy Framework (2024).</p> <p>The application has failed to demonstrate that the scheme makes provision for adequate pedestrian visibility splays for the car park and its access adjacent to the application site which will have a detrimental impact on pedestrian safety. The proposal is therefore considered contrary to policy ST1 of the Ashfield Local Plan Review (2002) and Paragraph 116 of the National Planning Policy Framework (2024).</p>	
Informative	Informative	Informative Text	
Proactive Working	The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason(s) for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.		
	Signed		Dated

Case Officer		09/01/2026
Development Team Manager		09/01/2026
Determined by Service Director Or on their behalf		09/01/2026