

Report of the Chief Executive

Application Number:	24/00241/FUL
Location:	4 Peacock Drive, Eastwood, Nottinghamshire, NG16 3HW
Proposal:	Retain fencing and increase in rear garden level

The application is brought to the Committee at request of Councillor M Radulovic MBE.

1. Purpose of Report

The application seeks planning permission to retain the boundary fence within the rear garden and raised patio.

2. Recommendation

The Committee is asked to resolve that planning permission be refused for the reasons outlined in the Appendix.

3. Detail

- 3.1 The application site comprises a two storey detached dwelling. Part of the rear garden has been raised by 1m above the original level and the fence has been erected along the boundary with all rear neighbours with a total height of 2.3m.
- 3.2 The application seeks full planning permission to retain the raised patio and fence.
- 3.3 In regards to neighbouring properties the site is located in a built up residential area of Eastwood with adjacent neighbours to the south and south west (nos.12, 14 and 16 South Street respectively). No.3 Peacock Drive is located to the east and no.5 is to the west of the application site.
- 3.4 Overall it is considered that the proposal is not in accordance with the policies set out in the Council’s Local Plan and the NPPF. It is therefore considered that the proposal is not acceptable and that planning permission should be refused in accordance with the details set out in the **Appendix**.

4. Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with any costs or income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Climate Change Implications

Climate Change implications are considered within the report

8. Background Papers

Nil.