
Appeal Decision

Site visit made on 7 November 2016

by J L Cheesley BA(Hons) DIPTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 November 2016

Appeal Ref: APP/C1570/D/16/3159658

1 Hill Court, Shire Hill, Saffron Walden, Essex CB11 3WA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Julie Cranwell against the decision of Uttlesford District Council.
 - The application Ref UTT/16/1774/HHF was refused by notice dated 12 August 2016.
 - The development proposed is a fence.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider the main issue to be the effect of the development on the character and appearance of the surrounding area.

Reasons

3. The appeal site lies in an area of mixed use on a prominent corner location. The front boundaries of residential properties in this area are predominately low walls and/or vegetation. This creates an open character and appearance to the streetscene.
 4. The high close boarded fencing, around 2 metres in height, has been erected around the boundary of the appeal site and another high closed boarded fence subdivides the garden area of the maisonette flats. Due to local topography, the boundary fence appears higher facing Thaxted Road than it is inside the garden of the appeal property.
 5. Policy GEN2 in the Uttlesford Local Plan (2005) seeks, amongst other matters, to ensure the design of new development is compatible with the scale, form, layout, appearance and materials of surrounding buildings.
 6. I consider that due to its height and design, the fencing appears unacceptably prominent and an incongruous form of development in this location. It is not compatible with the form and open layout of the surrounding residential premises. This is to the detriment of the prevailing open character and appearance of this part of the streetscene.
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7. In reaching my conclusion, I have had regard to all matters raised in support of the development, including the construction of a proposed development on the opposite corner of Shire Hill. I understand that there were problems with rubbish accumulating in the previous boundary hedge. I note the close proximity of the industrial estate and recognise the appellant's need for privacy and safety. Nevertheless, the development is not the only solution. Due to the harm I have identified above, I have attributed limited weight to the matters raised in support of the development.
8. I conclude that the development has an adverse effect on the character and appearance of the surrounding area. Thus, the development is contrary to Local Plan Policy GEN2. I consider this policy is broadly in accordance with the National Planning Policy Framework as far as it meets the Framework's core principles; particularly that planning should be taking account of the different roles and character of an area.

J L Cheesley

INSPECTOR