
Appeal Decision

Site visit made on 14 December 2016

by B.Hellier BA(Hons) MRTPI

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

Decision date: 20th December 2016

Appeal Ref: APP/M2325/D/16/3159254

234 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1NH

- 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 Mr Michael Walton against the decision of Fylde Borough Council.
 - The application Ref 16/0213, dated 21 March 2016, was refused by notice dated 29 June 2016.
 - The development proposed is erection of 800mm high close boarded timber fence above boundary wall to Clifton Drive South.
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Decision

1. The appeal is allowed and planning permission is granted for erection of 800mm high close boarded timber fence above boundary wall to Clifton Drive South at 234 Clifton Drive South, Lytham St Annes, Lancashire, FY8 1NH in accordance with the terms of the application, Ref 16/0213, dated 21 March 2016.

Preliminary matter

2. The fence has been erected and the application and appeal are retrospective.

Main issue

3. I consider the main issue is the effect of the fence on the character and appearance of the street scene.

Reasons

4. Clifton Drive South is a wide road being the main approach to Lytham St Annes from the south. It is characterised by low density detached and semi-detached houses with good front gardens. These almost universally have 1m high brick boundary walls at the back of the footway, generally with hedges and/or shrubs above. These common boundary elements make for a green and harmonious approach to the town.
5. The appeal property is a substantial detached house on a corner plot with Derbe Road. The fence is close-boarded and well made. It runs for about 22m along the Clifton Drive South frontage. It is set immediately behind the existing brick wall. This has decorative bays with inverted crenellations and moulded terracotta copings matching the design on neighbouring properties. The fence projects 0.8m above the wall giving an overall height of the

wall/fence of about 1.8m. It matches an almost identical fence along the return frontage on Derbe Road which has been in place for some years.

6. Whilst the townscape has attractive features it is not of the highest quality and it is not a designated conservation area. The fence is not an unduly prominent feature nor is it out of scale with its setting. It is modest in height and of a dark unobtrusive colour. It is overtopped in places by shrubs and over time, if encouraged, they will grow and soften its geometric line. Importantly the front brick wall, which has considerable character and which contributes positively to the unity of the streetscape, is retained. I do not find there is a significant adverse effect on either the character or the appearance of the street scene. The proposal therefore satisfies Policy HL5 of the Fylde Borough Local Plan which says that the scale, design and appearance of development within the curtilage of a dwelling should not adversely affect the street scene.
7. There is a bus shelter in Clifton Drive South outside the appeal property. Before the fence was put up people at the bus stop could see through the vegetation into the garden. I saw that the bus stop was well used. I also noticed, between the shelter and the garden wall, discarded plastic water bottles, drink cans, a vodka bottle (empty) and cigarette packets. There were two empty water bottles squashed between the new fence and the wall. The appellant says that area has a problem with drug users and he has recently had his house broken into. The benefits the fence brings in protecting the property from overlooking and anti-social behaviour weigh in its favour and they reinforce my conclusion on the main issue.

Conclusion

8. For the reasons given above I conclude that the appeal should be allowed.

Bern Hellier

INSPECTOR