
Appeal Decision

Site visit made on 13 December 2016

by Mike Fox BA (Hons) DipTP MRTPI

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

Decision date: 29 December 2016

Appeal Ref: APP/D0840/D/16/3160480

6 Eliot Road, St Austell, Cornwall, PL25 4NL

- 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 Chris Gerrard against the decision of Cornwall Council.
 - The application Ref PA16/06341, dated 7 July 2016, was refused by notice dated 4 October 2016.
 - The development proposed is to repair and strengthen the existing walls and pillars around the property and to increase the height of the pillars by 45cm in order to have fence panels in between the pillars on the existing wall heights.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal, which has been partially completed, on the character and appearance of the area.

Reasons

3. The appeal property is a detached house occupying a triangular corner plot at the junction of Eliot Road and Fairbourne Road. The residential area in the vicinity of the appeal site is characterised by detached and semi-detached houses, displaying a mixture of house types and designs. An important unifying characteristic of the area is the predominance of low front walls, such as those enclosing the appeal property.
4. The proposal would increase the height of the walls through the provision of lap fencing on top of the existing stone base to a height of about 1.8m on two lengthy and significant frontages at the junction of the two roads. The existing pillars have already been raised and the proposed additional pillars are also in place.
5. The complete proposal would raise the walls to a level significantly in excess of neighbouring boundary walls for a considerable length along both road frontages at a prominent location where it would out of context in the street scene. As such it would adversely impact on the character and appearance of this residential area, eroding its characteristic openness. This would be contrary to policy 12 of the adopted Cornwall Local Plan, which states that development must consider the existing context, which includes in this case the predominance of low walls, and their unifying role in the streetscene. It would

also be contrary to national policy, as expressed in *the Framework*¹, which states (paragraph 56 [4]) that developments should respond to local character and respect the identity of local surroundings.

6. I have considered the Appellant's comments on the need for security and privacy, but these considerations do not outweigh the impact on the streetscene which has led me to dismiss the appeal.
7. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should fail.

Mike Fox

INSPECTOR

¹ DCLG: National Planning Policy Guidance (*the Framework*); March 2012.