

Appeal Decision

Site visit made on 30 March 2017

by Nick Fagan BSc (Hons) DipTP MRTPI

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

Decision date: 12th April 2017

Appeal Ref: APP/B1740/D/17/3168288

37 Hunters Crescent, Totton, Southampton, Hampshire SO40 7FA

- 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 David Doling against the decision of New Forest District Council.
 - The application Ref 16/11320, dated 22 September 2016, was refused by notice dated 10 November 2016.
 - The development proposed is removal of hedgerow and erection of 2.1m high timber fence along part of the highway boundary.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed fence on the character and appearance of the area.

Reasons

3. The appeal property is a two storey house located on the corner of Hunters Crescent and Fletchwood Road on the western edge of Totton near the junction of the A326 and A336.
 4. No 37 is partly bounded by a low post and rail timber fence and mature hedge. That section between the corner and its boundary with Hawthornes, the neighbouring property on Fletchwood Road, also has a 1.8m close-boarded fence sited behind the hedge on the road frontage. The proposal is to remove the existing hedge and fences and install in their place a new 2.1m high close-boarded fence at the back edge of the footway, with a return link fence of 1.8m to the front corner of the house.
 5. Most of the houses in this part of Fletchwood Road have high boundary hedges to the road frontage and there are also areas of significant open space bounded by mature high hedges. This gives the character of the area a distinctly semi-rural feel and appearance.
 6. The notable exception to this is the red brick front boundary wall to Hawthornes. But this wall is only about 4 feet high and as such does not detract from the semi-rural character of Fletchwood Road.
 7. In contrast the proposed fence would be a high very suburban feature hard up against the pavement in a prominent position on the corner of these two roads.
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It would be very apparent to passing traffic and would comprise a stark and intrusive feature in the street scene. As such I conclude that it would significantly damage the semi-rural character of the area.

8. I acknowledge that the appellant wishes to have a low maintenance boundary to his property, including to his private garden, but that consideration does not outweigh the harm that removing the existing hedge and replacing it with the proposed close-boarded fence would have on the character and appearance of the area.
9. For the reasons given above I conclude that the appeal should be dismissed.

Nick Fagan

INSPECTOR