
Appeal Decision

Site visit made on 23 May 2017

by J A B Gresty MA MRICS

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

Decision date: 02 June 2017

Appeal Ref: APP/F2605/D/17/3170509
49 Draytonhall Lane, Scarning NR19 2PY

- 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 Paul Pickersgill against the decision of Breckland Council.
 - The application Ref 3PL/2016/1443/HOU, dated 28 November 2016, was refused by notice dated 5 January 2017.
 - The development proposed is erection of fence along perimeter of front garden.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the proposed development on the character and appearance of the local area.

Reasons

3. The appeal property is a two-storey, detached dwelling situated on the edge of an area of residential development. The property has a shared front driveway which fronts onto Draytonhall Lane. On the other side of the road there is farmland with fields largely enclosed by hedgerows and trees. The roadside boundaries of the other dwellings which front onto this part of Draytonhall Lane are characterised by hedges, shrubs and soft landscaping which complement the roadside hedgerow of the farmland opposite and contribute towards Draytonhall Lane having a generally leafy and verdant appearance.
4. The appeal concerns a close-boarded, timber panel fence which has been installed along the roadside boundary of the front garden and driveway of the appeal property. The fence is about 1.8 metres high and is hung on concrete posts. The fence stands out in the local landscape as a very prominent, stark and alien feature which is at odds with and harmful to the prevailing leafy and verdant character and appearance of the local area.

Other Matters

5. The appellant indicates that he has installed the fence as protection for his family from stones and debris which land on his property from the road. However, evidence has not been presented to demonstrate that this is a significant issue or that the appellant's family's wellbeing is at risk from debris
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landing on the appeal property. Therefore, I conclude that the appellant's concerns in this respect do not outweigh the harm the new fence does to the character and appearance of this part of Draytonhall Lane.

6. There are examples of similar close-board fencing on the highway boundary elsewhere in the area. In the main these fences do not contribute positively to the character or appearance of the area. Each case must be considered on its own merits and examples of close board fencing elsewhere in the area do not provide justification for the appeal fence.

Conclusion

7. At the heart of the National Planning Policy Framework (the Framework), there is a presumption in favour of sustainable development. Good design is a key aspect of sustainable development. In this case the new fence is a stark and alien feature which is at odds with the prevailing character and appearance of this part of Draytonhall Lane, contrary to the requirements of Policies DC16 and DC1 of the Breckland Council Core Strategy and Development Control Policies. Accordingly the development fails to represent sustainable development as sought by the Framework and, on balance and for the above reasons, I conclude that the appeal should be dismissed.

J A B Gresty

INSPECTOR