

Appeal Decision

Site visit made on 12 June 2017

by J L Cheesley BA(Hons) DIPTP MRTPI

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

Decision date: 13 June 2017

Appeal Ref: APP/P1560/D/17/3171882

Brookside, Badley Hall Road, Great Bromley, Colchester, Essex CO7 7UX

- 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 Richard Sargent against the decision of Tendring District Council.
 - The application Ref 16/01872/FUL was refused by notice dated 8 February 2017.
 - The development proposed is two entrance walls with gates to property.
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Decision

1. The appeal is dismissed.

Main issue

2. I consider the main issue to be the effect of the proposal on the character of the surrounding rural area.

Reasons

3. The appeal site lies within a rural setting where there is a sporadic loose knit development pattern, including detached dwellings. At the time of my site visit, entrance walls had been erected. I note that the proposal before me is for the front piers of entrance walls to be situated 3 metres back from the carriageway. It is on this basis that I have determined the appeal.
 4. From my observations, due to the scale, prominent position and design of the proposal, I consider that it would appear as an incongruous urbanising addition that would dominate this rural setting. This would be to the detriment of the character of the surrounding rural area.
 5. Entrance gates with associated entrance walls are present at the property opposite the appeal property. However, they are significantly softened by existing mature landscaping. Even though hedging has been planted along the frontage of the appeal site, it would take some time to provide sufficient mature vegetation to soften the appearance of the proposal.
 6. For the reasons stated above and having taken into consideration all matters raised, I conclude that the proposal would have an adverse effect on the character of the surrounding rural area. Thus, the proposal would be contrary to saved Policies QL9 and QL11 in the Tendring District Local Plan 2007;
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particularly where they seek to ensure that the scale and nature of development is appropriate to the locality.

7. I consider that the saved policies referred to above are broadly in accordance with the National Planning Policy Framework as far as they meet the Framework's core principles; particularly that planning should be taking account of the different roles and character of an area.
8. I have been referred to draft Policies PPL3 and SPL3 in the Tendring District Local Plan 2013-2033 and Beyond Preferred Options Consultation Document (2016). As these policies may be subject to future amendment, I have attributed them limited weight in my determination of this appeal.

J L Cheesley

INSPECTOR