

Appeal Decision

Site visit made on 17th July 2017

by Alison Roland BSc DipTP MRTPI

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

Decision date: 31 July 2017

Appeal Ref: APP/W4705/D/17/3176109

4 Bingley Road, Shipley, West Yorkshire, BD18 4RJ.

- 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 S Stead against the decision of City of Bradford Metropolitan District Council.
 - The undated application Ref: 16/09596/HOU, was refused by notice dated 20 March 2017.
 - The development proposed is retrospective planning application for a fence at the front of the property.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this appeal is the implications of the proposal for the character and appearance of the area.

Reasons

3. The fence which is already insitu comprises a close boarded wooden construction of around 1.8 metres in height with a trellised top section mounted on top of a low stone wall to the property frontage.
 4. The majority of nearby properties feature a combination of stone walls and hedgerow planting to their front boundaries. In this context, the fence imparts an inappropriately modern and strident hard edge to the front garden, which is out of character with its surroundings. I consider this to be the case even though its height is no greater than that of the hedges to either side. The fact it rises in an ungainly fashion above the gate pillars in the centre imparts a crude bolted on appearance and it is particularly incongruent as it occupies a significant length of the frontage to this terraced block. Moreover, it is sited in a prominent roadside position on a main approach road to the Saltaire World Heritage Site, where the mellow stonework of the surrounding terraced blocks and their mainly traditional front boundary treatments, contribute to its wider setting.
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5. I take the appellant's point that measured from within the front garden the height of the fence is around 1.8 metres, but as the garden is elevated relative to street, its resultant height is around 2.5 metres relative to pavement level. Whilst I appreciate that timber fences are a feature in many residential environments, those that do exist in the vicinity of the appeal site, appear as an anomaly amidst the mainly mature hedges and traditional stone boundary walls and that at the appeal site is a particularly strident example.
6. For these reasons, I conclude on the main issue that the fence is an unsympathetic addition to the front garden of the property which detracts from the character and appearance of the area. This would bring it into conflict with Policies D1 and UR3 of the Replacement Unitary Development Plan for the Bradford District (2005), together with the advice in the Householder Supplementary Planning Document (2012), which seek to ensure that development proposals make a positive contribution to the environment and quality of life, through high quality design which is well related to the existing character of the locality and does not have an adverse effect on the surrounding environment.

ALISON ROLAND

INSPECTOR