



Appeal Decision

Site visit made on 15 August 2017

by Andrew McCormack BSc (Hons) MRTPI

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

Decision date: 5 September 2017

Appeal Ref: APP/D2510/D/17/3179703

Coppins, Wold View, Fotherby, Louth, Lincolnshire LN11 0TF

- 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 Rose against the decision of East Lindsey District Council.
 - The application Ref N/052/00587/17, dated 30 March 2017, was refused by notice dated 8 June 2017.
 - The development proposed is removal of hedge to be replaced with 5ft fence on 1ft gravel board, graduating to 4ft fence on 1ft gravel board, with concrete posts.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is situated in a prominent location on a bend with a residential cul-de-sac comprising detached bungalows. The properties are set back from the highway and are positioned behind sizeable garden areas. The front boundaries of these properties predominantly consist of low walls, fencing or hedges which do not exceed a height of around 1 metre. No nearby property has a high front boundary feature other than the appeal property. As a result, the streetscene has an open and spacious character. Furthermore, the front boundary treatments of the existing streetscene provide a verdant, soft and natural appearance to the area which complements the cul-de-sac's location with the Lincolnshire Wolds Area of Outstanding Natural Beauty (AONB)
4. The appeal property is in an unusual position on the inside of a bend in the public highway. Due to the overall pattern of development, the main garden area of the property is positioned to the side of the dwelling and is adjacent to the highway. The boundary with the highway is currently defined by a mature hedge which rises to a height of around 1.8 metres. As a result, the garden area of the property is mostly hidden when viewed from the street.
5. Due to its location, the proposed fencing would be highly visible and prominent in the streetscene. Its height, length and position would be out of keeping with the prevailing low level and landscaped front boundaries of properties within Wold View. Although the proposed fencing may have some decorative element to it, I find that its replacement of the existing hedge would have an adverse and

incongruous impact on the streetscene which would be harmful to the overall character and appearance of the cul-de-sac.

6. I note the appellant's argument that other properties nearby are fronted by low fences and walls which, it is stated, are of a similar height to that proposed. However, I find that where other walls and fences exist at the front boundary of properties in Wold View, these do not exceed a height of around 1 metre and are therefore considerably lower than the proposed fence. Furthermore, in my view, a fence of any significant height in the streetscene, would be in harsh contrast to the overriding appearance of the area within the cul-de-sac. In the case of the proposal, its prominent location would only exacerbate its adverse visual impact.
7. I have had regard to the other properties nearby in Wold View and Short Lane which the appellant argues have had more obtrusive schemes permitted in the past. Based on the evidence before me and from what I saw during the site visit, I have given these other developments due consideration. Notwithstanding this, I do not have the specific details and circumstances of these other schemes before me. In any event, I must assess the proposal before me on its own merits and within its own circumstances. As a result, I give these other developments limited weight in determining this appeal.
8. I note the personal circumstances of the appellant with regard to the difficulty in maintaining the existing hedge on the site boundary and I have given due weight to this in reaching my decision. Accordingly, I acknowledge that the proposal would improve the living conditions of the appellant and their family by providing a boundary treatment which would be easier to maintain. Furthermore, it would result in widening the adjacent public footway and increase road visibility on a 'blind bend' in the cul-de-sac. However, whilst the proposed fencing would have some decorative merit, its positioning, length, height and appearance on a front boundary would be inappropriate and out of keeping with its surroundings. As such, it would significantly harm the character and appearance of the streetscene which is situated within the Lincolnshire Wolds AONB. Therefore, I find that the benefits of the proposal would not outweigh the significant harm I have identified.
9. Consequently, I conclude that the proposed development would have a significant adverse impact on the character and appearance of the surrounding area. It would therefore be contrary to Policies A4, A5 and C1 of the East Lindsey Local Plan Alteration 1999. Amongst other matters, these policies seek to ensure that development has no significant detrimental impact on its surroundings and is not harmful to the visual amenity of the area, including the Lincolnshire Wolds AONB.

Conclusion

10. For the above reasons, and having had regard to all other matters raised, I conclude that the appeal should be dismissed.

Andrew McCormack

INSPECTOR