

# Appeal Decision

Site visit made on 12 October 2017

**by K E Down MA (Oxon) MSc MRTPI**

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

**Decision date: 23<sup>rd</sup> October 2017**

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**Appeal Ref: APP/J0350/D/17/3180935**

**40 Upton Road, Slough, SL1 2AL**

- 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 M Nawaz against the decision of Slough Borough Council.
  - The application Ref P/04067/002, dated 4 January 2017, was refused by notice dated 4 May 2017.
  - The development proposed is erection of boundary wall with metal gates and railings.
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## Decision

1. The appeal is allowed and planning permission is granted for the erection of a boundary wall with metal gates and railings at 40 Upton Road, Slough, SL1 2AL in accordance with the terms of the application Ref P/04067/002, dated 4 January 2017, and the plans submitted with it.

## Main Issue

2. There is one main issue which is the effect of the proposed wall, railings and metal gates on the character and appearance of Upton Road and the surrounding area.

## Reasons

3. The appeal dwelling is a semi-detached house situated on a spacious, corner plot. It has a significant boundary with the street which extends around the front and side of the dwelling. There is off street parking for several vehicles to the front and side of the dwelling. The proposed wall, railings and metal gates have been erected along the full extent of the boundary with the street. The land slopes and so the wall and railing are not of a uniform height along their length. However, the wall is approximately 1.2m – 1.3m high with brick piers of some 2m. Railings between the brick piers are also about 2m in height. The metal gates are a little higher.
  4. Upton Road is a residential street characterised by dwellings of different ages, scale and design. Front boundary treatments vary with a number of open frontages which allow off street parking, low walls and fences and vegetation. There are also a number of higher walls in the street, some with metal gates and railings, including to the front of dwellings.
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5. Although the wall, gates and railings at No 40 are clearly visible in the street scene they do not stand out as unacceptably intrusive or incongruous. The railings and gates are visually permeable, meaning that the frontage of the dwelling remains visible, thus preserving the spacious character of the street. Moreover, they are similar to walls, gates and railings at other properties nearby in Upton Road which can be seen in the same street view as the appeal dwelling.
6. The Council states that it has no planning history relating to these other walls, gates and railings. However, it does not suggest that they are unauthorised or are likely to become subject to enforcement proceedings. It therefore appears that they have become an integral part of the street scene of Upton Road and as such contribute to the varied character and appearance of the area. The appeal proposal reflects and is comparable with these other boundaries in terms of height, design and materials and would become similarly integrated.
7. In consequence it is concluded on the main issue that the proposed wall, railings and metal gates would have no materially detrimental effect on the character or appearance of the street scene of Upton Road or on the surrounding area. There would thus be no conflict with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, Policy EN1 of The Local Plan for Slough, adopted 2004 or Policy EX49 of the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted 2010. Taken together these policies expect means of enclosure at residential properties to be sustainable, improve the quality of the environment and be of a high quality design that is compatible with their surroundings in terms of, amongst other things, height, architectural style and materials.
8. There would also be compliance with the National Planning Policy Framework which expects development to be of a good design that responds to local character, functions well, creates safe and accessible environments and adds to the overall quality of the area.
9. The development has been carried out and hence neither a commencement condition nor conditions requiring the development to be carried out in accordance with the approved plans or using matching materials are necessary.
10. For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should be allowed.

*KE Down*  
INSPECTOR