

Appeal Decision

Site visit made on 5 December 2017

by Les Greenwood MRTPI

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

Decision date: 15 December 2017

Appeal Ref: APP/H1705/D/17/3181848

32 Ramsdell Close, Tadley, Hampshire RG26 3TU

- 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 Philip Gregory against the decision of Basingstoke and Deane Borough Council.
 - The application Ref 17/01243/RET was refused by notice dated 18 July 2017.
 - The development proposed is the extension of wooden slat fencing to prevent fouling by passing dogs of the front and side garden of the property - extended at the same height and in the same materials as the existing fencing.
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Decision

1. The appeal is dismissed.

Clarification

2. The application was retrospective. I saw the fence in place on my site visit.

Main issue

3. The main issue is the effect of the proposal on the character and appearance of Ramsdell Close and Faringdon Way.

Reasons

4. 32 Ramsdell Close is a detached house sitting in a prominent position on the corner with Faringdon Way, within a residential area characterised by tight groups of houses interspersed with wide verges and areas of open space. The side fence enclosing No 32's rear garden has been extended along Farringdon Way, close to the back of the footpath, with 1 panel turning the corner at the front, along Ramsdell Close.
5. This is a high fence of over 1.9m. Combined with the previously existing fence it extends for a substantial distance along Ramsdell Close forming a blank, conspicuous and unsympathetic feature in the street scene. I saw no other fences of this height in the local area extending past the side of the house to enclose the front garden as this one does. I find the proposal to be out of character with its surroundings, detracting from the local balance between green spaces and development.

6. The appellant suggests a possible condition requiring the 2 fence panels at the corner to be reduced. This would not, however, be sufficient to allay my concerns about the fence's visual impact.
7. I conclude that the fence as built causes unacceptable harm to the character and appearance of Ramsdell Close and Faringdon Way. The proposal therefore conflicts with the aims of Basingstoke and Deane Local Plan 2011-2029 Policy EM10 and the National Planning Policy Framework, to secure high quality design that contributes to the appearance of streets and other public spaces.
8. I can well understand the appellant's wish to protect their garden from dog fouling, but am not convinced that a fence of this height is required for that purpose. I find no other overriding security justification. I note that several neighbours have supported the proposal and that only 1 has objected. I have assessed the proposal on its merits, taking these comments into account.
9. For the reasons set out above, and having regard to all other matters raised, I conclude that the appeal should not succeed.

Les Greenwood

INSPECTOR