

Appeal Decision

Site visit made on 18 April 2019

by G Jenkinson BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 July 2019

Appeal Ref: APP/C3105/D/19/3222870

13 Longford Park Road, Bodicote, Banbury, Oxfordshire OX15 4FU

- 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 Jonathan Pickup against the decision of Cherwell District Council.
 - The application Ref 18/01734/F, dated 27 September 2018, was refused by notice dated 28 November 2018.
 - The development is a brick wall with pier caps and flowerbeds.
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Decision

1. The appeal is allowed and planning permission is granted for a brick wall with pier caps and flowerbeds at 13 Longford Park Road, Bodicote, Banbury, Oxfordshire OX15 4FU in accordance with the terms of the application, Ref 18/01734/F, dated 27 September 2018.

Procedural Matters

2. The development has already been undertaken and so I have dealt with the development on a retrospective basis in accordance with the submitted plans.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal site comprises a recently constructed two storey detached property finished in red brick with a tiled roof. The surrounding area is characterised by properties of the same age, but with varying house types, with either low brick walls and wrought iron railings or simply wrought iron railings as boundary treatments. The appeal site is located adjacent to a driveway to a rear car parking area. Hence, the appeal site takes the form of a corner plot.
5. The appeal relates to the retention of a brick wall with pier caps to the front boundary of the property.
6. The site previously accommodated black railings as a boundary treatment, in accordance with what was approved under the initial planning approval of the wider residential development. The majority of the neighbouring dwellings have retained these black railings. However, I note that there are some low-level brick wall boundary treatments with pillars opposite the appeal site.

7. The wall has been built using high quality materials that blend in with the environs. The materials match the exterior of the property and an upper course of black brick has been used to match the boundary walls opposite. The wall also includes pillars between the low sections of the wall, which is also in keeping with those opposite.
8. The walls opposite are thinner and lower in height than the wall at the appeal site, however, I do not find the difference excessive, or that the wall appears overly bulky. Furthermore, given the corner plot of the appeal site, the wall does not appear incongruous to the rest of the street scene, but acts as somewhat of a 'book end' feature.
9. I do not find that the brick wall interrupts the coherent boundary treatments along Longford Park Road. Whilst the majority of properties on the appeal site side of Longford Park Road have railings as boundary treatments, the corner plot, and sensitive design of the wall enables it to sit comfortably within the street scene.
10. I therefore conclude that the wall does not harm the established character and appearance of the area and that the development is not therefore contrary to Policy ESD15 of the Cherwell Local Plan (2011-2031) Part 1 and Saved Policy C28 of the Cherwell Local Plan (1996) which amongst other things, seek to ensure high quality design in new development.

Conclusions

11. For the above reasons and having considered all the matters raised, I conclude that the appeal should be allowed.

Gemma Jenkinson

INSPECTOR