



Appeal Decision

Site visit made on 6 August 2019

by Robert Hitchcock BSc DipCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th August 2019

Appeal Ref: APP/G2713/D/19/3230310

Fernleigh, Ingleby Arncliffe, Northallerton, North Yorkshire DL6 3LS

- 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 Mrs M Atkinson against the decision of Hambleton District Council.
 - The application Ref 19/00282/FUL, dated 6 February 2019, was refused by notice dated 10 May 2019.
 - The development proposed is a boundary wall.
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Decision

1. The appeal is dismissed.

Main Issue

2. The effect of the development on the character and appearance of the locality.

Reasons

3. The appeal site lies within a small rural village of mainly residential development of mixed age, varying scale and styles. Site frontages in this part of the settlement have mixed treatments but are predominantly well vegetated or feature low walls, open frontages or open fencing allowing public glimpses of semi-private front gardens beyond.
4. The proposed wall and gate will result in a continuous solid boundary across the site frontage with elements of the structure shown to be roughly between 1175 and 1550 mm in height. I consider that the combination of the permanent materials, length and the vertical emphasis resulting from the higher piers and gate will result in a visually prominent and obtrusive feature that starkly contrasts with the prevailing character of the streetscene.
5. The appellant identifies that other nearby properties have boundary walls adjacent to the highway. Whilst no evidence of their planning status is provided, I noted these to be generally lower and/or only extend across parts of the frontages thereby limiting their visual prominence. Higher means of enclosure in the vicinity are generally limited to visually softer hedging or side and rear boundaries. I therefore consider these are not directly comparable to the proposed development before me; nor add weight in support of the proposal which falls to be determined on its own merits.
6. For the reasons stated above, I conclude that the development would harm the character and appearance of the locality in conflict with Policies CP17 and DP32

of the Hambleton Local Development Framework and the Hambleton District Council Domestic Extensions Supplementary Planning Document that seek, amongst other things, to ensure that development takes into account the local character, context, identity and distinctiveness and avoid harm to the street scene.

7. I have been made aware of personal circumstances relating to one of the family members residing at the address. Whilst I acknowledge those circumstances, I do not consider they would outweigh the identified harm in this instance.
8. For the above reasons, I conclude the appeal should be dismissed.

R Hitchcock

Inspector