



Appeal Decision

Site visit made on 27 August 2019 by Andreea Spataru BA (Hons) MA MRTPI

Decision by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16 September 2019

Appeal Ref: APP/Y2003/D/19/3231150

The Chatelet, Church Side, Goxhill, N Lincs DN19 7HY

- 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 Barbara Flint against the decision of the North Lincolnshire Council.
 - The application Ref PA/2019/623, dated 22 March 2019, was refused by notice dated 15 May 2019.
 - The development proposed is described as "existing Beech/Leylandii hedge to be removed and to be replaced by 1.8m high metal fence".
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary matter

3. The description of development above has been taken from the planning application form. However, the appeal is retrospective, as the hedge has been removed and the 1.8m high metal fence has already been installed. I have dealt with the appeal on that basis.

Main Issue

4. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons for the Recommendation

5. The appeal site accommodates a detached dwelling, located on a corner plot, within a predominantly residential area. Church Side is a rural lane; most of the dwellings located on this lane are set-back from the street and have hedges of different heights as boundary treatment to the front and/or side. Other examples of boundary treatment include wooden fences. These boundary treatments are a feature that make a significant contribution to the character and appearance of this rural settlement.
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6. The brown metal fence with cream lattice details on top wraps around the front and side boundary of the appeal site. Given its location, it has a prominent position within the street scene. The fence has a hard appearance mainly due to its materials, which make it appear in contrast with the soft, rural character of the area. Whilst the height of the metal fence is similar to the height of the hedge that has been removed, and to the height of other hedges on Church Side, its rigid appearance is not in keeping with those of the boundary treatments on this lane. Thus, the metal fence appears as an incongruous addition which harmfully affects the character and appearance of the area.
7. I acknowledge the appellant's desire to have a private and secure garden screened by a boundary treatment that is easier to maintain. However, I am unconvinced that this cannot be achieved whilst having a boundary treatment in keeping with the area.
8. I note that the development does not affect the living conditions of the occupiers of neighbouring properties and that there were no objections from the Highway Authority and the Parish Council. However, these do not lend positive weight to the development.
9. Accordingly, I conclude that through a combination of its materials and prominent position the proposal has resulted in significant harm to the character and appearance of the area. Therefore, the development is contrary to Policy DS1 of the North Lincolnshire Local Plan, and Policy CS5 of the Core Strategy, which require, amongst other things, for development to reflect or enhance the character, appearance and setting of the immediate area.

Recommendation

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

Andreea Spataru

APPEAL PLANNING OFFICER

Inspector's Decision

11. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

S Ashworth

INSPECTOR