



Appeal Decision

Site visit made on 9 December 2019

by E Symmons BSc (Hons), MSc

an Inspector appointed by the Secretary of State

Decision date: 10 December 2019

Appeal Ref: APP/V4250/D/19/3237228

60 Ashfield Park Drive, Standish, Wigan, Greater Manchester WN6 0EG

- 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 Rachel Renwick against the decision of Wigan Metropolitan Borough Council.
 - The application Ref A/19/87184/HHRET, dated 7 May 2019, was refused by notice dated 12 July 2019.
 - The development proposed is for erection of a 2m high rear boundary fence.
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Decision

1. The appeal is dismissed.

Procedural Matters

2. The description of the proposal given on the application form is lengthy and the Council has summarised it within their decision notice. I have used this summarised version in the banner heading above.
3. As observed during my site visit the proposal has been constructed on site.

Main Issue

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

Reasons

5. The appeal property fronts on to Ashfield Park Drive. The fence which is the subject of this appeal runs along the rear boundary of the property. Both parties agree that the fence is 2 m high although the length varies between the Council's estimate of 13 m and the appellant who states 13.35 m within the application form. The fence spans the width of the rear of the property boundary. It sits adjacent to the highway, The Fields, which leads to the neighbouring residential development. This development is a predominantly open plan estate which, in the vicinity of the appeal property, generally has no front boundary fences. The rear boundary treatment of all properties on Ashfield Park Drive which back on to The Fields consist of mature hedging. As I observed during my site visit there was a generally verdant character when entering The Fields.
6. The appeal fence is constructed from horizontal timber planks which create six panels sitting between upright supporting posts. Mature hedges line the highway on either side of the fence. The fence, due to its height, style and

mass is therefore an incongruous feature both within the context of the other rear boundary treatments on this side of The Fields and the wider, relatively open and verdant estate. The posts which support the panels sit to the outside of the fence directly adjacent to the highway and this adds to its incongruous appearance.

7. The appellant draws my attention to the timber-topped brick wall which forms the boundary treatment of the property which sits on the opposite side of the road to the appeal fence. The setting for this wall and fence is however, different to that of the appeal fence as it abuts the gable wall of the property. In contrast, the appeal fence sits within a more natural setting.
8. In conclusion, the appeal fence is a dominant and incongruous feature which harms the verdant character and appearance of the area. Consequently, it conflicts with Policy CP10 and CP17 of the Wigan Local Plan Core Strategy¹ 2013. These policies, together and in combination seek that the design of proposals respects the character of the locality and integrates with its surroundings.
9. For the reasons stated above, the appeal is dismissed.

E Symmons

INSPECTOR

¹ Wigan Local Plan Core Strategy. Development Plan Document. Adopted September 2013.