



Appeal Decision

Site visit made on 21 January 2020

by Paul Cooper MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 7 February 2020

Appeal Ref: APP/M4320/D/19/3237145

12 Hampton Road, Formby, Liverpool L37 6EJ

- 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 Ms Samantha Kyriacou against the decision of Sefton Metropolitan Borough Council.
 - The application Ref DC/2019/01324, dated 11 July 2019, was refused by notice dated 23 August 2019.
 - The development proposed is erection of timber boundary fence above 1m adjacent to the highway.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal property is located on the corner of Hampton Road and Park Road. The majority of dwellings in the locality have low brick walls and some limited planting, giving the street scene a generally pleasant open character.
4. The proposal introduces a tall hard boundary treatment and a solid form of enclosure that is out of character with the street scene, when viewed from key vantage points within the locality. Due to its height and materials, the impact is overly dominant and prominent, and represents an incongruous form of development within the street scene.
5. I have noted the frustrations of the appellant in regard to a number of other tall fences and boundary treatments in the locality that the Council have permitted or not taken action against. I have also noted that a letter of support was received in relation to the fence. Nonetheless, the existence of these other boundary treatments and the support of a local resident does not justify further harm to the character and appearance of the area by the retention of the appeal proposal.
6. I also note the comment of the appellant with regard to the need to create a safe play area for a young family member, and the willingness to paint the fence appropriately. Whilst I have some sympathy with this position, it does not outweigh the harm that I have identified from the presence of the appeal proposal.

7. I conclude that the development harms the character and appearance of the area, and conflicts with Policy EQ2 of the Local Plan for Sefton (2017) which amongst other matters, states that proposals must respond positively to the character, local distinctiveness and form of its surroundings, and enhance the character of the area.

Conclusion

8. For the above reasons, the appeal is dismissed.

Paul Cooper

INSPECTOR