



Appeal Decision

Site visit made on 31 January 2020

by R Cooper BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd April 2020

Appeal Ref: APP/C3240/D/19/3240960

14 Bank Road, Wellington, Telford, Shropshire TF1 1SA

- 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 Khalid Khan against the decision of Telford and Wrekin Council.
 - The application Ref TWC/2019/0611, dated 28 May 2019, was refused by notice dated 23 September 2019.
 - The development proposed is to build a 30 ft wide brick wall with 3 brick pillars each 6 ft in height and the wall in between the pillars to be 3 ft 6 inches in height. Above the brick wall which is 3 ft 6 inches in height there are to be wooden panels inserted which are 2 ft 6 inches in height and the width of the wall in between the pillars. There will be a gap left to allow access for cars to park on the drive.
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Decision

1. The appeal is allowed, and planning permission is granted for the erection of a wall with associated fence, pillars and timber gates at 14 Bank Road, Wellington, Telford, Shropshire TF1 1SA in accordance with the terms of the application, Ref TWC/2019/0611, dated 28 May 2019, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans: Location Plan at 1:1250; Block Plan at 1:500; and Proposed new boundary wall and fence with timber gates Scale 1:50.

Procedural Matters

2. The Council's decision notice refers to the proposal as retrospective, however at the time of my site visit the wall constructed on site appeared materially different to the submitted drawings, as there were no concrete copings on top of the pillars, and no timber gates as shown on the submitted plans, I also note there is some dispute between the parties regarding its height. Therefore, for certainty I have considered the appeal on the proposals detailed in the drawings submitted by the appellant.
3. As I am considering the appeal based on the submitted drawings, I have adopted a more succinct description of development for my decision, which is the erection of a wall with associated fence, pillars and timber gates.

Main Issue

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

Reasons

5. The appeal site is located within a residential street, the prevailing character and appearance of the area consists of two storey semi-detached houses, with gardens to the front enclosed by a mixture of brick walls, fences and hedgerows of varying heights. The appeal property is a two storey detached dwelling, located on the inside corner of the road.
6. The existing boundary treatments within the street vary in height, and whilst I accept, they are predominantly lower level than the appeal proposals, No 19 on the opposite corner, does have a high level timber fence to the side and rear, which is a prominent feature within the street scene.
7. The design and appearance of the proposal consists of brick pillars, with brick walls and timber panels above, constructed in reclaimed Cheshire bricks. Whilst there is no overall uniformity in the appearance of boundary treatments in the street, in my view the multitextured red appearance of the brick and contrasting timber panels would complement the appearance other dwellings and walls within the vicinity of the site.
8. The wall would be visible within the street, in particular when approaching the site from the north. However, because of its location on the inside of a bend, and the distance it is set back from the carriageway by the footway, it would not appear overly prominent. Furthermore, the use of contrasting timber panels at the higher level in between the pillars, would soften its appearance, so that it does not appear obtrusive or incongruous within the street scene.
9. I note that there is some dispute between the parties with regards to the height of the wall and pillars. In any event I have based my decision on the appellant's submitted drawings, so this does not affect my findings.
10. Consequently, I conclude that the development would not have a detrimental impact on the character and appearance of the area. The proposal accords with Policies BE1 and BE2 of the Telford and Wrekin Local Plan 2011-2031 (2018) and the design objectives in paragraph 127 of the National Planning Policy Framework, which collectively seek to ensure that new development respects local character and integrates with its surroundings.

Conclusions

11. For the reasons given above, I conclude that the appeal should succeed. I have attached the standard time limit condition, and a plans condition to provide certainty.

R Cooper

INSPECTOR