



Appeal Decision

Site visit made on 18 May 2020

by B Davies MSc FGS CGeol

an Inspector appointed by the Secretary of State

Decision date: 28 May 2020

Appeal Ref: APP/C1625/D/20/3246877

8 Broadmere, Dursley, Gloucestershire, GL11 6PW

- 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 G Jameson against the decision of Stroud District Council.
 - The application Ref S.19/2068/HHOLD, dated 17 September 2019, was refused by notice dated 29 November 2019.
 - The development proposed is to erect a 1.8 m fence around garden.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have shortened the description of the proposed works from that on the application form for the purpose of clarity.
3. The fence has been erected and I am therefore considering this appeal retrospectively.

Main Issue

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

Reasons

5. The site is a corner plot at the junction of Broadmere and Broadmere Close and is clearly visible from both approaching roads. In character and appearance the plot and row of similar bungalows along Broadmere towards Dursley Road appear as part of the Broadmere estate, the gardens of which typically have no front boundary and low, hedged side boundaries, creating a green and open environment. The exception to this is the house on the opposite corner plot, which has a low picket fence around the entire front boundary, maintaining the open feel of the area.
6. The high, solid and straight edged wooden fence enclosing part of the front garden of No. 8 is an incongruous and bulky addition in a prominent position, exacerbated by its proximity to the highway, which is at odds with the prevailing open and spacious character of the area. It is therefore in conflict with Policy HC8(2) of the Stroud District Local Plan (adopted 2015), which requires that the height, scale, form and design of development is in keeping with the scale and character of the site's wider setting and location.

7. I appreciate the appellant's desire to feel secure and to obtain a larger private amenity area. I also note that an extra parking space could have been created. However, this does not justify the harm to local character.
8. Proposed use of greenery in combination with the fence may soften the visual impact, but the underlying fence would remain a solid, uncharacteristic structure in this location and landscaping would not overcome the harm identified. Although the appellant has indicated that he intends to remove the fence once a hedge is established, the harm to local character during the period of hedge establishment and the conflict with the development plan warrants withholding planning permission.

Conclusion

9. For these reasons, and having had regard to all other matters raised, including the photos and drawings of the estate submitted by the appellant at the application stage, the appeal is dismissed.

B Davies

INSPECTOR